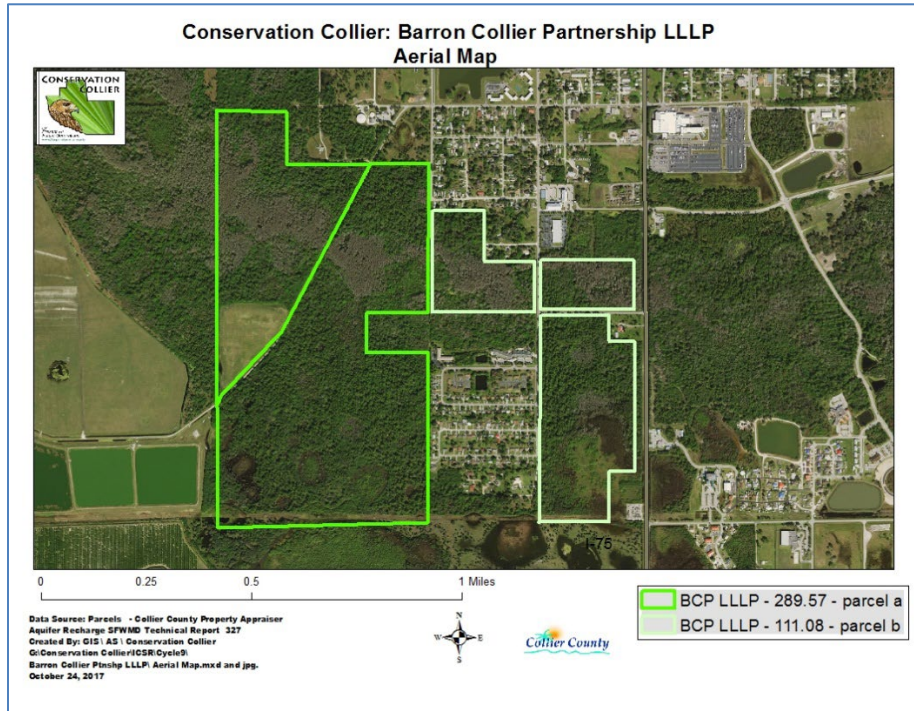


# Conservation Collier

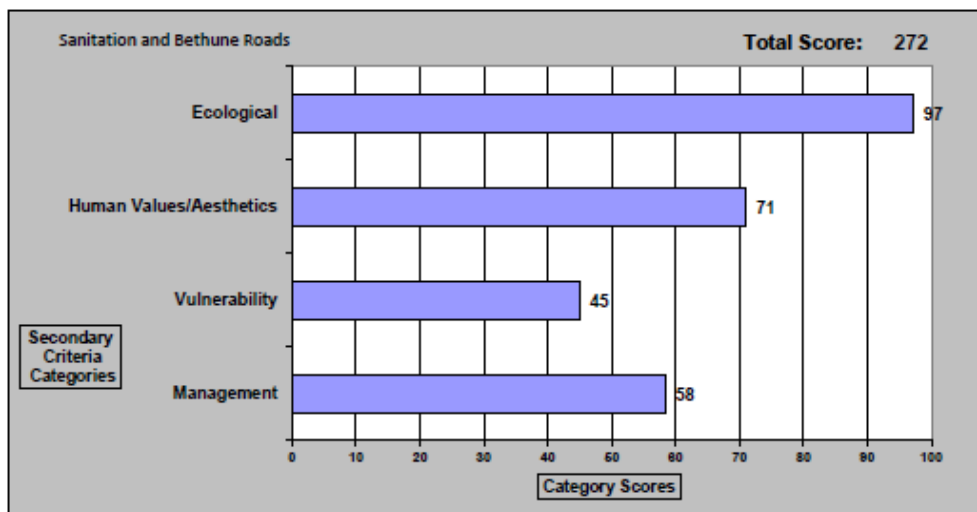
## Initial Criteria Screening Report

### Updated August 2021 (revised 11-24-21)



**Property Name: Barron Collier Partnership, LLLP**  
**Folio Number(s): 00132960005 and 00133240009**

**Staff Report Date: September 13, 2021 CCLAAC Meeting**  
**Previously revised 2-9-18 to add presence of tropical hardwood habitat**



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## Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002, 2006, and 2020. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program in its 10<sup>th</sup> acquisition cycle to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. It provides objective data to demonstrate how properties meet the criteria defined by the ordinance. That is the sole purpose for this report and it is not meant for any other use. This property was categorized as an "A" List property (Exhibit R) on July 10, 2018, by the Board of County Commissioners.

This report makes use of data layers from the Florida Natural Areas Inventory and University of Florida Critical Lands and Waters Identification Project (CLIP4). CLIP4 is a collection of spatial data that identify statewide priorities for a broad range of natural resources in Florida. It was developed through a collaborative effort between the Florida Areas Natural Inventory (FNAI), the University of Florida GeoPlan Center and Center for Landscape Conservation Planning, and the Florida Fish and Wildlife Conservation Commission (FWC). It is used in the Florida Forever Program to evaluate properties for acquisition. CLIP4 is organized into a set of core natural resource data layers which are representative of 5 resource categories: biodiversity, landscapes, surface water, groundwater and marine. The first 3 categories have also been combined into the Aggregated layer, which identifies 5 priority levels for natural resource conservation.

Not all CLIP4 Layers were used in this report. Those used include:

- Biodiversity
- Surface Water Priorities
- Landscape Integrity
- Priority Natural Communities
- Potential Habitat Richness (Vertebrates)
- Strategic Habitat Conservation Areas
- Aggregated Conservation Priorities

Following the first section, which looks more closely at initial criteria, additional sections address potential for appropriate public use, assessment of management needs and costs, potential for matching funds, and a summary of the secondary screening criteria.

### I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property to describe how the property meets each Program criteria in its various physical characteristics and to provide other general property information.

Table 1. Summary of Property Information

Characteristic	Value	Comments
Name	Barron Collier Partnership, LLLP	2 adjoining properties
Commission District	5	Commissioner – William L. McDaniel, Jr.
Folio Numbers	00132960005 – parcel a 00133240009 – parcel b	Parcel a – along Sanitation Rd Parcel b – along Bethune Rd
Target Protection Area	Urban	Both properties are within the Immokalee urban boundary.
Size	Parcel a – 258 ac Parcel b – 112 ac	Total offered as a package – 370 acres
STR	S9 T47 R29	Both properties are within the same Section, Township and Range
Zoning Category/TDRs	Parcel a – A-MHO- Parcel b – Estates Both parcels – Urban Residential Subdistrict	Parcel a -Agriculture-Mobile Home Overlay Parcel b -Estates in this case means low density residential/limited agricultural activities
FEMA Flood Map Category	AE, AH, and X	AE – Area subject to inundation by 1-percent-annual-chance flood event. Base flood elevations, mandatory flood ins and floodplain management standards apply. AH – Subject to inundation of by 1-percent-annual-chance flood event where avg. depths are 1-3 feet. Base flood elevation, flood insurance and floodplain management standards apply. X – Outside 500-year floodplain. Flood ins. not required.
Existing structures	n/a	No structures
Adjoining properties and their Uses	Residential, single family, Multi-family, and PUD, utility	On the north side are various types of residential properties - Estates, to Village Residential and Multi family, east are lands owned by the Seminole Tribe of Florida, south are agricultural lands, west are lands owned by the Immokalee Water and Sewer Utility (wells and spray fields), and in between parcels a and b are PUD and single family residential properties.
Development Plans Submitted	None known	n/a
Known Property Irregularities, Leases	Oil, Gas and Mineral rights (OGMs) Old Landfill Leases	OGMs not included Contains old Eustis Avenue Landfill –16 acres Will need a Phase II Environmental Audit completed Partial cabbage palm harvest – 2016 Recreation lease until 12/31/2021
Other County Dept Interest	Transportation, Utilities, Solid Waste, Parks and Recreation, Environmental Services, Housing, Zoning, Engineering	<ul style="list-style-type: none"> <li>Stormwater Management advised they would be interested in thinning out mid-story and groundcover vegetation for water flow. This concept needs to be discussed further. They also advised that the culverts need to be replaced.</li> <li>Immokalee Water &amp; Sewer effluent main and Access located along the Sanitation Road</li> <li>15-ft wide Cable Easement (OR 4676, PG 656)</li> <li>Sanitation Road consists of a Road Right of Way and Utility Easement (OR 745, PG 1499)</li> </ul>



Figure 1. Location Map

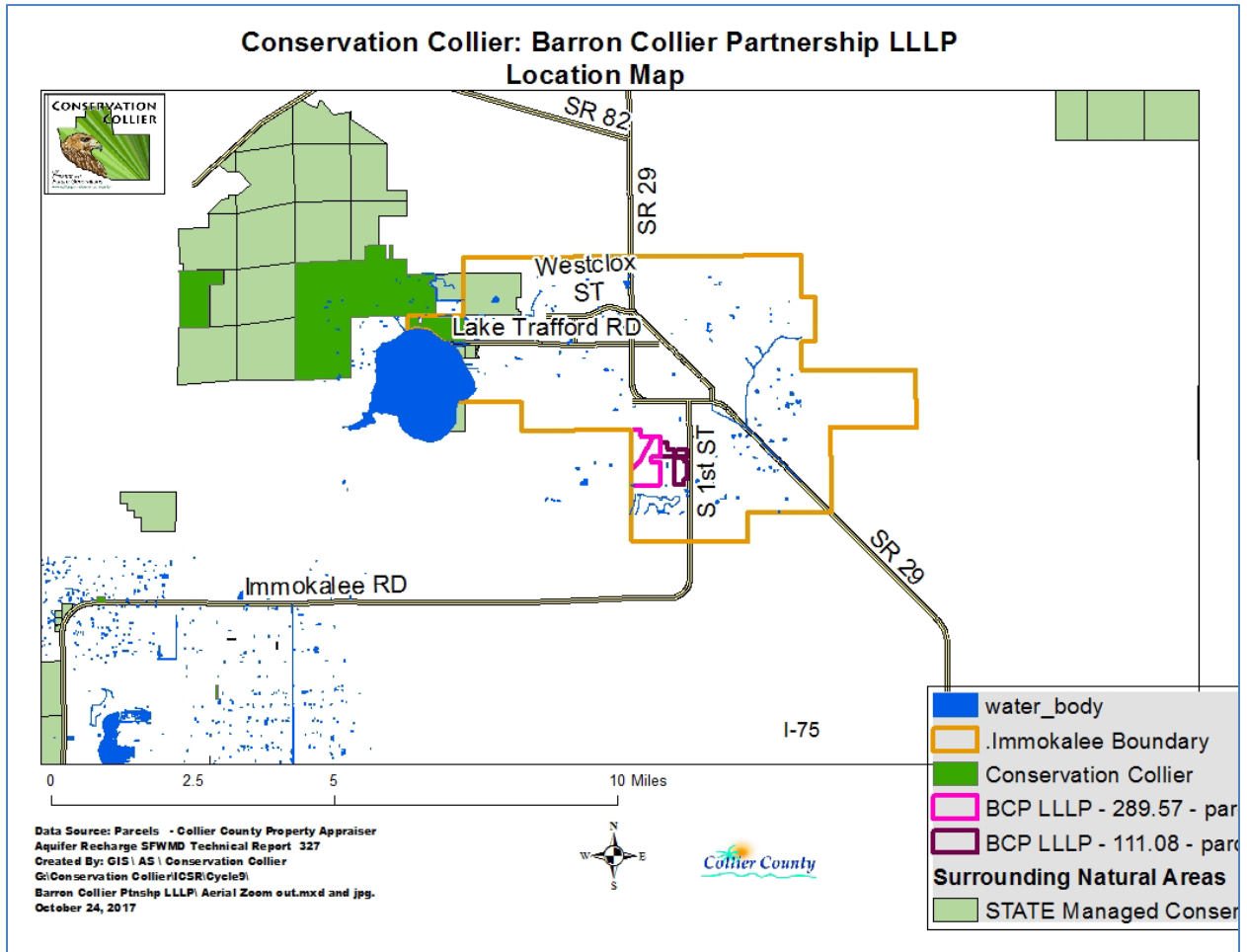
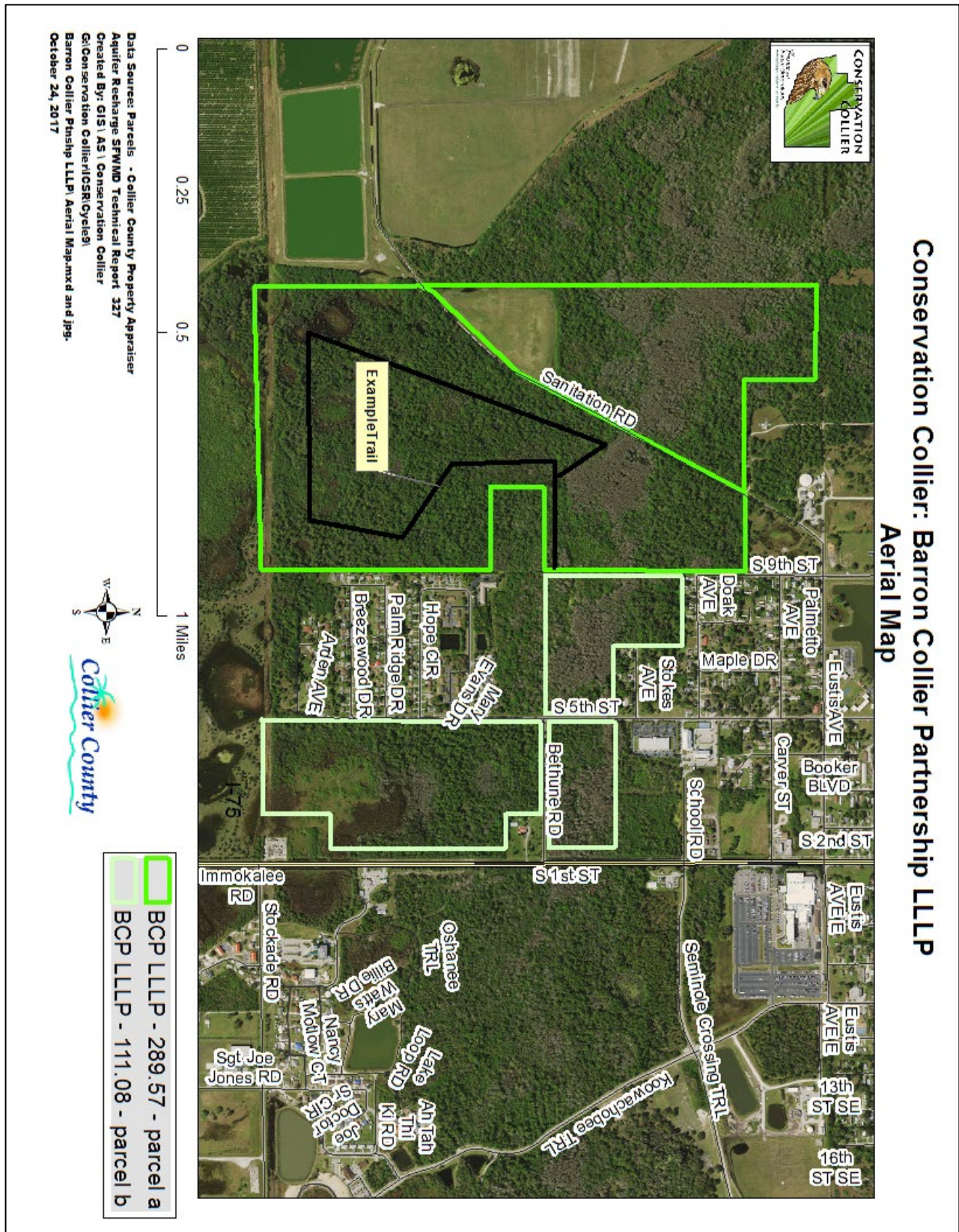


Figure 2. Aerial Map with example trail





**Figure 3. Adjacent Preservation Lands, Lands owned by Collier County; and Updated 2021 aerial**

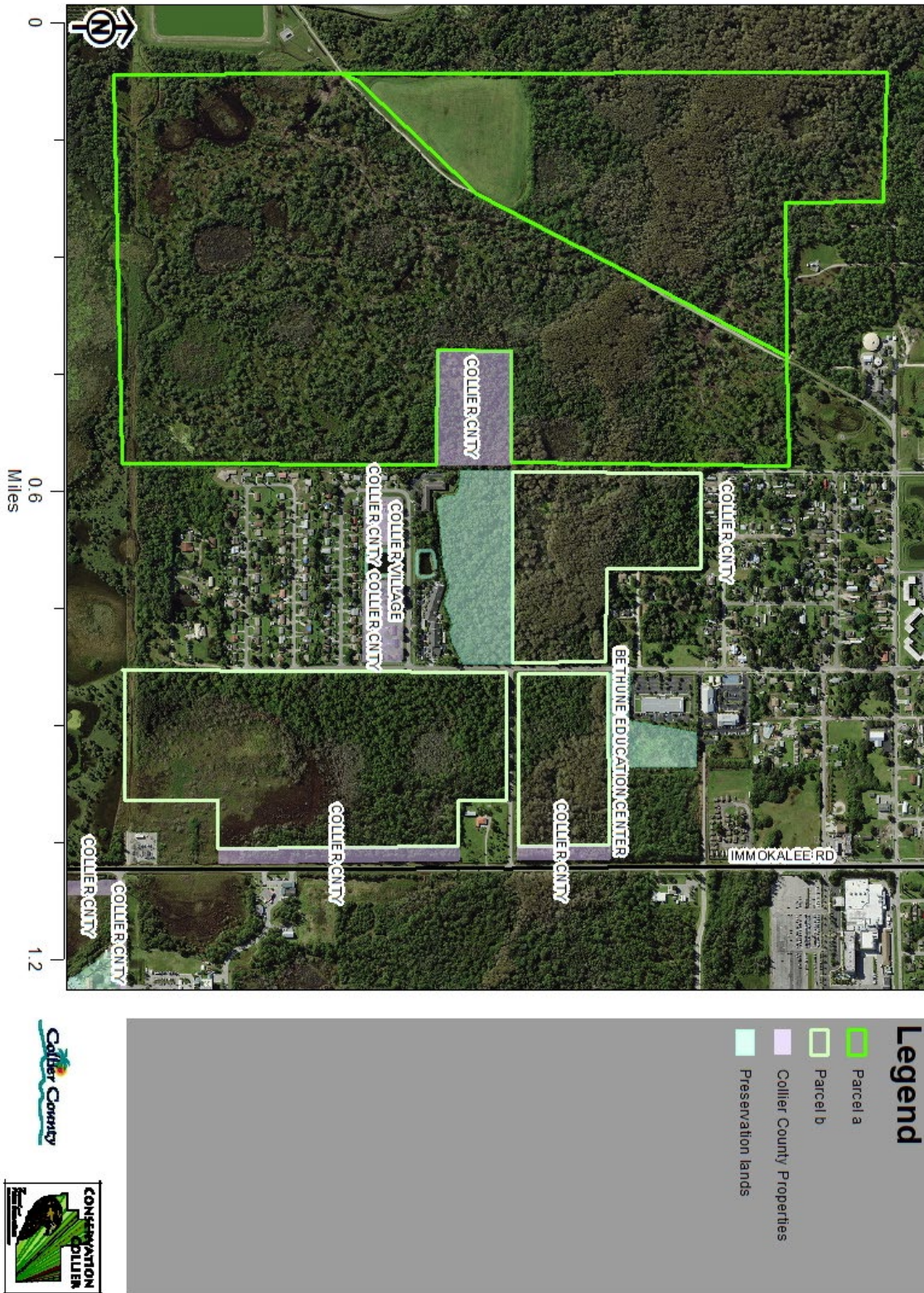
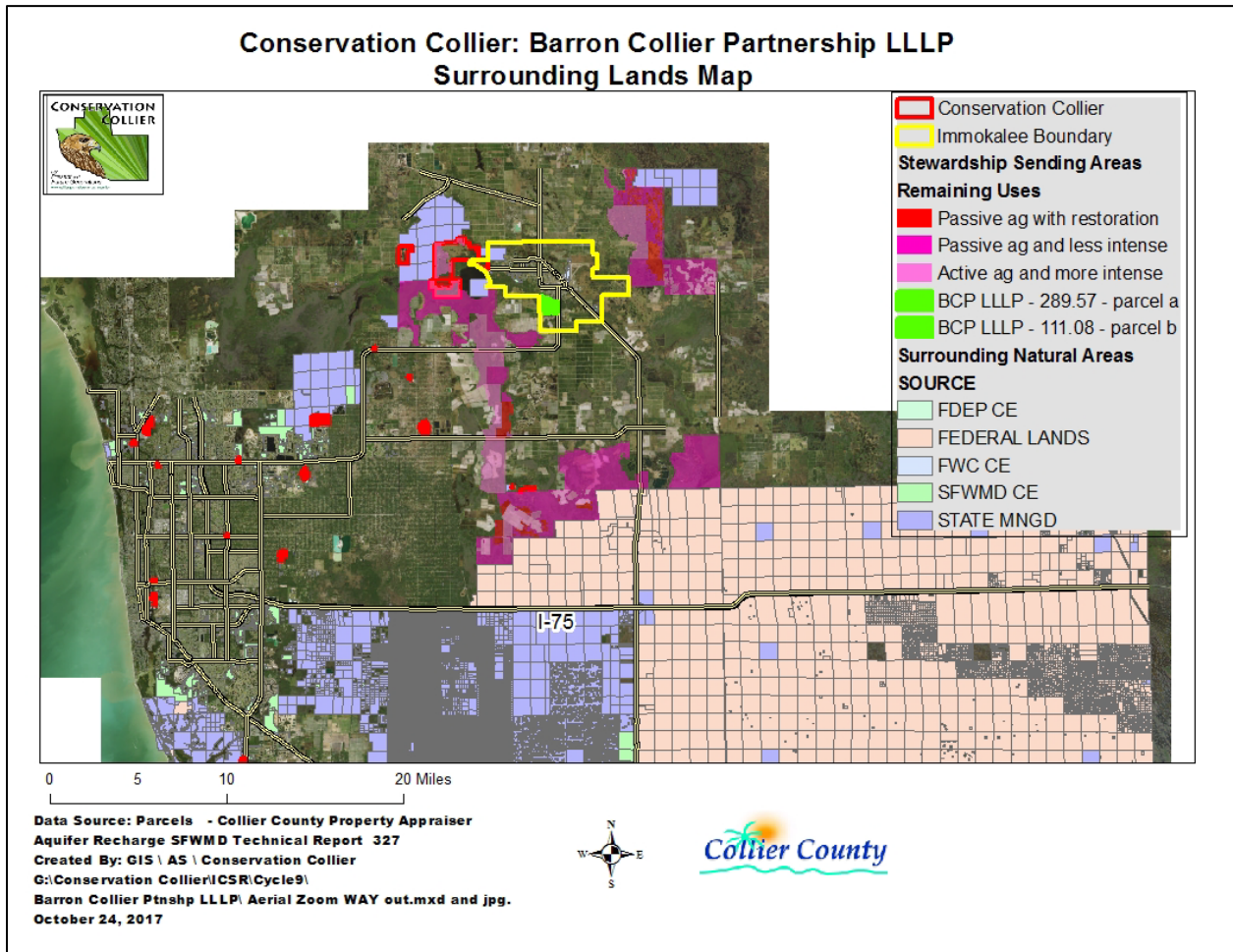


Figure 4. Surrounding Lands Aerial





### Summary of Assessed Value and Property Costs Estimates

The interest being appraised is fee simple “ as is “ for the purchase of the site(s). A value of the parcel was estimated using only one of the three traditional approaches to value, the sales comparison approach. Each is based on the principal of substitution that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in this report and the Real Estate Services Department staff relied upon information solely provided by program staff. The valuation conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Pursuant to the Conservation Collier Purchase Policy, two appraisals are required.

#### Estimated Assessed Value: \*

Property	Acreage	Assessed Value
Parcel “a”	289.57	\$759,458
Parcel “b”	111.08	\$670,859
<b>Total</b>	<b>400.65</b>	<b>\$1,430,317</b>

\* The Assessed Value is based off of the current use of the property.

#### Estimated Market Value: \*\*

**“ESTIMATED MARKET VALUE” IS SOLELY AN ESTIMATE OF VALUE AND SHOULD NOT BE RELIED UPON BY ANY ENTITY.**

Property	Acreage	Estimated Value Range
Parcel “a”	289.57	\$3,683,700
Parcel “b”	111.08	\$1,116,300
<b>Total</b>	<b>400.65</b>	<b>\$4,207,000</b>

The Estimated Market Value was based on the entire acreage at \$10,500 per acre.

The adjusted per acre range of value for the subject property is \$7,000 to \$14,000 for an average of \$10,500 per acre. The landfill area is approximately 16 acres. Instead of pulling the 16 acres out of the valuation, the average per acre value is used, being \$10,500 per acre with the land fill area included, little or no value is given to this area.

\* Property Appraiser’s Website

\*\* Collier County Real Estate Services Department

#### Zoning, Growth Management and Conservation Overlays

Zoning, growth management and conservation overlays will affect the value of a parcel. Parcel a. is zoned Agricultural with a Mobile Home Overlay. Parcel b. is zoned Estates. Additionally, a portion of both are within a Special Treatment/Wellfield Protection Zone.

## II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics

The purpose of this section is to provide a closer look at how the property meets initial criteria. Conservation Collier Program staff conducted a site visit previously on October 30, 2017 and December 18, 2017; and recently on April 29, 2021.

### MEETS INITIAL SCREENING CRITERIA

**1. Are any of the following unique and endangered plant communities found on the property? Order of preference as follows: Ord. 2002-63, Sec. 10 (1)(a) YES**

i. Hardwood hammocks	YES
ii. Xeric oak scrub	No
iii. Coastal strand	No
iv. Native beach	No
v. Xeric pine	No
vi. Riverine Oak	No
vii. High marsh (saline)	No
viii. Tidal freshwater marsh	No
ix. Other native habitats	YES

FLUCCS Communities mapped include: 4110 Pine flatwoods, 6170 Mixed wetland hardwoods, 6172 Mixed wetland hardwoods-shrubs, 6210 Cypress, 6216 Cypress-mixed hardwoods, 6300 Mixed wetland forest, and 6410 Freshwater marsh

### Vegetative Communities:

Staff used two methods to determine native plant communities present: review of South Florida Water Management District (SFWMD) electronic databases for Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) and field verification of same.

### The electronic database identified in order of dominance:

<u>FLUCCS</u>	<u>Acres</u>
4110 – Pine flatwoods	127
6170 – Mixed wetland hardwoods	68
6210 – Cypress	25
6172 – Mixed wetland hardwoods-shrubs	23
6410 – Freshwater marsh	9
6216 – Cypress-mixed hardwoods	5
6300 – Mixed wetland forest	1

Also identified were 16 acres of Landfill identified as 3100 Dry prairie; and 5 acres of 4224 Brazilian pepper.

### The following native plant communities were observed:

<u>FLUCCS</u>
4110 - Pine Flatwoods
6170 - Mixed wetland hardwoods
6410 – Freshwater marsh
6210 – Cypress
6172 - Mixed wetland hardwoods-shrubs
4260 – Tropical hardwood hammock



There was no real hard demarcation between habitats. They blended into one another with most areas indicative of an ecotone between wetland and upland habitats. Pine flatwoods appeared to be transitioning into hardwood areas, likely due to lack of fire.

The tropical hardwood hammock observed had a canopy of mostly cabbage palms with scattered mature live oaks and strangler fig. The midstory contained many tropical plant species.

The Pine flatwoods area has been selectively logged of pine on the Sanitation property “parcel a” since last review of this property occurred in 2018. The owner advised they plan to treat exotics that have come in as a result of the logging and clean up debris and/or rutting in the staging areas resulting from the logging effort. Exotic treatment is scheduled for middle to late September, weather permitting. Staff will complete a visit of the property in late October after the treatment. Staff will update the Advisory Committee of the site visit findings at their subsequent meeting and ahead of the ranking of the Cycle list.

### **Characterization of Plant Communities present:**

#### **Ground Cover:**

**Pine flatwood:** Groundcover consisted primarily of swamp fern (*Blechnum serrulatum*), woodwardia fern (*Woodwardia virginica*), sword fern (*Nephrolepis sp.*), bracken fern (*Pteridium aquilinum*), sleepy morning (*Waltheria indica*), chocolate weed (*Melochia cordifolia*), beauty berry (*Callicarpa americana*), Virginia creeper (*Parthenocissus quinquefolia*), poison ivy (*Toxicodendron radicans*), wild coffee (*Psychotria nervosa* and *P. sulznerii*), coral bean (*Erythrina herbecea*), persimmon (*Diospyros virginiana*), False buttonweed (*Spermacoce remota*), southern dewberry (*Rubus trivialis*), frostweed (*Verbesena virginica*), Spanish bayonet (*Yucca aloifolia*) with scattered toothpetal (*Habernaria odontopetala*) and monk orchids (*Oeceoclades maculata*), with various grasses and forbs. Exotic plants constituted approximately 35% - 45%, with edges being the worst areas. **Exotic plants observed** included Brazilian pepper, air potato, guava, bishopwood, rosary pea, woman’s tongue, Caesar’s weed, java plum, and climbing cassia.

**Mixed wetland hardwood:** Groundcover consisted mainly of swamp fern, but also contained scattered strap fern (*Campyloneurum phyllitidis*), leather fern (*Acrostichum danaeifolium*) morning glory (*Ipomea sp.*), dayflower (*Commelina diffusa*), pimpernel (*Samolus ebractus*), swamp dogwood (*Cornus foemina*), false pimpernel (*Lindernia spp.*), bay (*Persea sp.*), coral bean (*Erythrina herbecea*), royal palm (*Roystonea regia*), shield fern (*Thelypteris dentata*), hempvine (*Mikania cordifolia*), and ragweed (*Ambrosia sp.*). **Exotic plants observed** in these areas constituted approximately 35-40% and included Brazilian pepper, wedelia, shoebutt ardisia, Java plum, guava, strawberry guava, bishopwood, Ceasar’s weed, climbing cassia, rosary pea, melaleuca, and one area of climbing fern.

**Cypress:** Very little groundcover existed in cypress areas, except strap fern, leather fern and false nettle (*Boehmeria cylindrica*).

**Freshwater wetlands:** Groundcover included swamp fern, duck potato (*Sagittaria lancifolia*), alligator flag (*Thalia geniculata*), Virginia buttonweed (*Diodia virginiana*), pickerelweed (*Pontederia cordata*), maidencane (*Panicum hemitomum*), false nettle, climbing aster (*Aster*

*carolinianus*), yellow-eyed grass (*Xyris sp.*), bladderwort (*Utricularia sp.*), fringe rush (*Fimbristylis spp.*), soft rush (*Juncus sp.*), willow (*Salix sp.*), and scattered cattails (*Typha latifolia*). **Exotic plants observed** constituted approximately 60% in some areas and much less in others and included torpedo grass, Brazilian pepper and melaleuca.

**Tropical hardwood hammock:** Groundcover consisted mainly of ferns, wild coffee, poison ivy and vines.

**Midstory:**

**Pine flatwood:** The midstory in the drier areas generally included myrsine (*Myrsine floridana*), cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), buckthorn (*Sideroxylon sp.*), and coral bean.

**Mixed wetland hardwood:** The midstory here generally included cabbage palm and myrsine, with small amounts of persimmon, coral bean, bay, and dogwood scattered throughout. A few royal palms (*Roystonea sp.*) were also seen. Vines were an important part of the midstory, including fox grape (*Vitis rotundifolia*), Caloosa grape (*Vitis shuttleworthii*), and greenbriar (*Smilax spp.*).

**Cypress:** Cypress areas had little to no midstory but included some cabbage palm.

**Freshwater wetlands:** The midstory here were sparse and generally included young red maple (*Acer rubrum*) and cabbage palms.

**Tropical hardwood hammock:** The Midstory consisted of marlberry (*Ardisia escallonioides*), cabbage palm, hog plum (*Ximenia americana*), red stopper (*Eugenia rhombea*), wild lime (*Zanthoxylum fagara*), satin leaf (*Chrysophyllum oliviforme*), bay (*Persea sp.*), white stopper (*Eugenia axillaris*), and strangler fig (*Ficus aurea*). A butterfly orchid (*Encylia tampensis*) was found in this area.

**Canopy:**

**Pine flatwood:** Canopy trees included slash pine (*Pinus elliottii*), cabbage palm, laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), red maple (*Acer rubrum*) and a cypress (spp?)

**Mixed wetland hardwood:** Canopy trees here included cabbage palm, laurel oak, red maple, popash (*Fraxinus caroliniana*) and cypress (*Taxodium distichum*).

**Cypress:** Cypress

**Freshwater wetlands:** These areas had little canopy, but there were scattered cypress and popash.

**Tropical hardwood hammock:** The canopy consisted of primarily cabbage palm, with scattered (large) live oak, strangler fig and a few royal palms (*Roystonea regia*).

**Statement for satisfaction of criteria 1:**

These data indicate that there are at least 5 relatively intact native habitats present where plants typical to the habitat exist, though exotic plant species are numerous and varied. Those areas given a FLUCCS of pine flatwoods had a canopy of pines, and many pine flatwood species were present; however, hardwoods (mostly laurel and live oaks) were creeping in, likely due to lack of fire. There was some evidence of fire, but it was very old. There were several types of hardwood-type habitats denoted in FLUCCS codes, but they appeared of similar character throughout, with cabbage palms and laurel oaks as the dominant tree species, with scattered red maples and cypress, until transitioning into deeper wetlands where cypress dominated. Tropical hardwood hammock, a priority habitat, was visited on 2/5/18, and tropical hardwood hammock species were observed. Species observed are noted in the characterization of plant communities above.

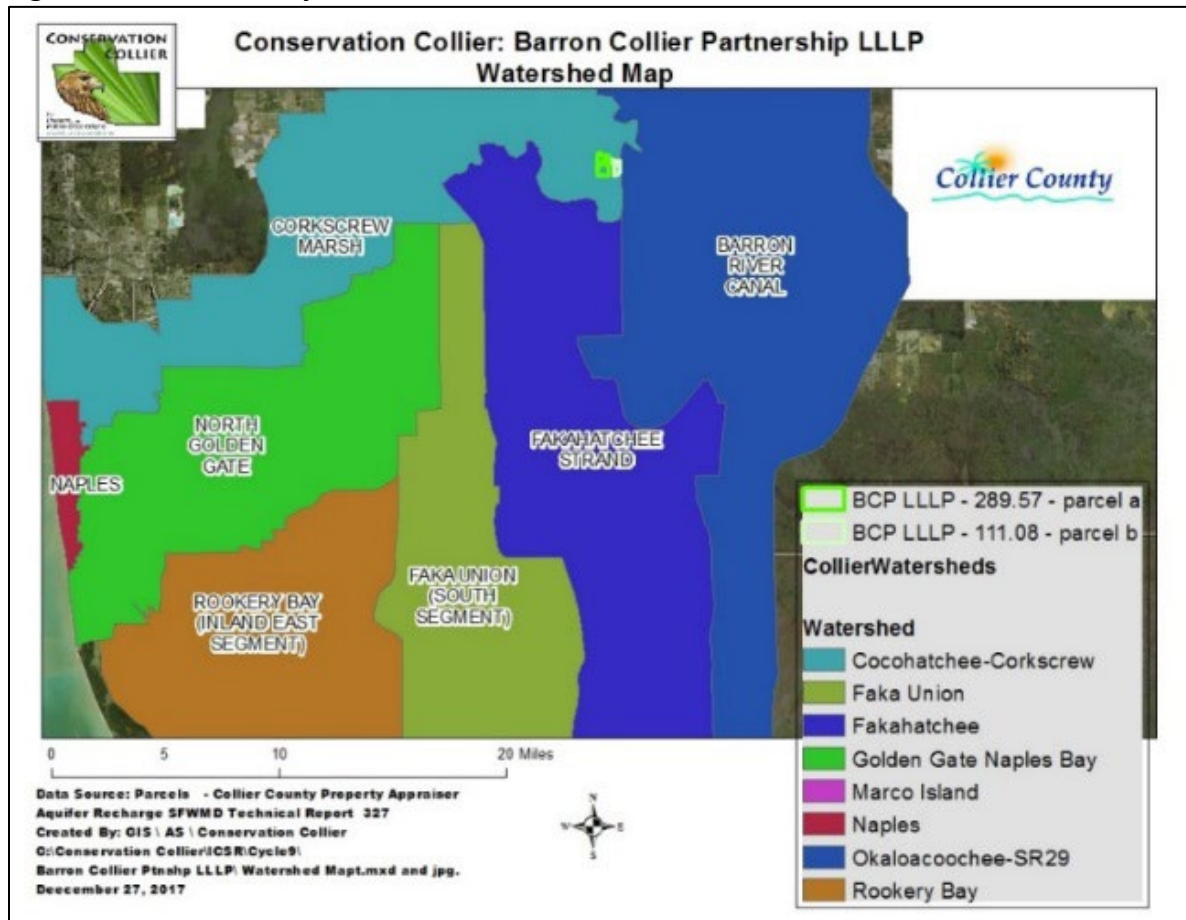
- 2. Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County?** Ord. 2002-63, Sec. 10 (1)(b) **YES**

**Statement for satisfaction of criteria 2:**

The parcels are within the urban boundary for the town of Immokalee, slightly over 4 miles from Pepper Ranch Preserve, the closest Conservation Collier property (Figure 1). They are accessible from various points along paved roads, including Bethune Rd., South 5<sup>th</sup> St., and Immokalee Road (South 1<sup>st</sup> St./CR 846), and from the unpaved Sanitation Road. The Bethune Road parcel (parcel b.) can be seen from a major public thoroughfare – Immokalee Road. There are pine flatwoods along Immokalee Road, so potentially, a small parking lot could be created here with trails accessing the rest of the parcels south of the slough, at least in dry season. To traverse the slough, a boardwalk would be necessary. The slough itself is an aesthetic feature in addition to being an important wetland feature. The historic Eustis Landfill was opened in 1947 and was closed in 1992. It was in operation before current hazardous waste disposal regulations were in place; is unlined; and likely has direct contact with the aquifer. The County operated the landfill from 1980-1985 under a lease agreement with the current property owner. It closed in 1992, with 20 years of required permit monitoring finally completed in 2012. Although the Eustis landfill met state closure requirements, the list of analytes monitored didn't include pesticides, especially legacy pesticides such as Chlordane and DDT, that were commonly used before they were banned. In addition, the well sampled for the final closure requirements may not have been representative as it may not have been downgradient of the groundwater flow which is known to fluctuate. Groundwater samples obtained from Immokalee Water and Sewer failed to provide indications of contamination because they were downgradient and therefore in the wrong location. Samples taken from the middle of the landfill in 2012 showed that the site met permit requirements. Therefore, it is recommended that further testing be completed prior to any potential acquisition of the property.

- 3. Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependent species habitat, and flood control?** Ord. 2002-63, Sec. 10 (1)(c) **YES**

Figure 5. Collier County Watershed Boundaries



**Wetland dependent plant species (OBL/ FACW) observed:**

OBL	FACW
Cypress ( <i>Taxodium distichum</i> )	Fringe rush ( <i>Fimbristylis sp.</i> )
Bay ( <i>Persea sp.</i> )	Swamp fern ( <i>Blechnum serrulatum</i> )
Pickeralweed ( <i>Pontederia cordata</i> )	Day flower ( <i>Commelina diffusa</i> )
Duck potato ( <i>Sagittaria lancifolia</i> )	Button weed ( <i>Diodia virginica</i> )
Alligator flag ( <i>Thalia geniculata</i> )	Toothpetal orchid ( <i>Habernaria odontopetala</i> )
Yellow-eyed grass ( <i>Xyris sp.</i> )	False pimpernel ( <i>Lindernia grandiflora</i> )
Maiden-cane ( <i>Panicum hemitomon</i> )	Laurel oak ( <i>Quercus laurifolia</i> )
Water pimpernel ( <i>Samolus ebractus</i> )	Royal palm ( <i>Roystonea sp.</i> )
Rush ( <i>Juncus sp.</i> )	Shield fern ( <i>Thelypteris dentata</i> )
False nettle ( <i>Boehmeria cylindrica</i> )	Chain fern ( <i>Woodwardia virginica</i> )
Popash ( <i>Fraxinus caroliniana</i> )	Hempvine ( <i>Mikania cordifolia</i> )
	Swamp dogwood ( <i>Cornus foemina</i> )

**Wetland dependent wildlife species observed:** A great blue heron (*Ardea herodias*), three (3) white ibis (*Eudocimus albus*) and a snowy egret (*Egretta thula*) were observed. An apple snail shell and an active crawfish burrow were found.

**Other Hydrologic indicators observed:** Cypress knees, adventitious rooting on palms, watermarks on trees, and dark organic-rich soils were observed.

**Soils:** Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990) and provided in order of dominance (Exhibit B). Fifty-six (56) % of soils are Upland types and 44% are depressional types.

Soil Number and Name	Acres	Soil Type
37 Tuscawilla FS	131	Upland
25 Boca, Rivera, limestone sub and Copeland FS	109	Depressional
22 Chobee, Winder, and Gator	61	Depressional
29 Wabasso FS	43	Upland
20 Ft. Drum and Malabar high FS	27	Upland
38 Urban land-Matlacha-Boca complex	15	Upland
17 Basinger FS	<1	Upland
7 Immokalee FS	<1	Upland
34 Urban -Immokalee-Oldsmar, limestone sub, complex	<1	Upland

\*Acres are approximate

400 ac\*

**Aquifer recharge Potential:** Aquifer recharge map data was developed by Fairbank, P. and S. Hohner in 1995 and published as *Mapping recharge (infiltration and leakage) throughout the South Florida Water Management District*, Technical publication 95-20 (DRE # 327), South Florida Water Management District, West Palm Beach, Florida.

**Lower Tamiami recharge Capacity:** Recharge capacity is mapped at 0" to <7" annually. This indicates an area of low recharge and potential discharge of aquifer waters (Exhibit C).

**Surficial Aquifer Recharge Capacity:** The surficial aquifer capacity is mapped as 31" to <43", which is a moderate recharge rate (Exhibit C).

**Wellfield Protection:** The northern two-thirds of the parcel a. are within all 4 wellfield protection zones, and the northern half of parcel b. also has portions of all 4 wellfield protection zones, but it primarily is within the 20-year protection zone (Exhibit C).

**FEMA Flood map designation:** The property is currently within Flood Zones AE, AH, and X. The slough and its adjacent wetland buffers (slightly over half of the property) are within AE Zone, which indicates an area subject to inundation by the 1-percent-annual-chance flood event. Base flood elevations, mandatory flood insurance and floodplain management standards apply. Under half is within AH Zone, which indicates it is subject to inundation of by the 1-percent-annual-chance flood event where average depths are 1-3 feet, and where base flood elevations, flood insurance and floodplain management standards also apply. A 16-acre portion of the property, the landfill, is in Flood Zone X, which is outside the 500-year floodplain and where flood insurance is not required (Exhibit E).

**Statement for satisfaction of criteria 3:** The properties are approximately half wetland and half upland, in a mosaic pattern with the slough and its associated wetlands covering the northern half of the properties. This slough flows from southeast to northwest and is bounded by forested uplands that buffer its water and wildlife from adjoining urban lands. The parcels are located within the core foraging areas of at least 4 wood stork colonies; it is within primary panther habitat; and it lies within the US Fish and Wildlife Service's consultation area for the Florida bonneted bat, all state and federally listed species that depend at least partly on wetlands. Wetland dependent plants and wildlife were observed on the properties during site visits. The slough is one of the primary overland sources of water to lake Trafford, and it accepts significant water flows that spill out onto adjoining forested lands as evidenced by water marks on cypress and other trees at above 2 feet. Cypress knees reaching 2 feet were observed. Half the soils are depressional (Exhibit B), corresponding with the slough area in the north and isolated freshwater wetlands dotting the southern half. Surficial aquifer recharge (31" to <43") is moderate, and Lower Tamiami recharge (0 to <7") is minor (Exhibit C), however, the properties lie within all four wellfield protection zones for the Immokalee Water and Sewer wells and are protecting and serving to recharge them. All areas connected with the slough are within FEMA flood zone AE – an area prone to flooding. Residential areas surround the easternmost parcel (parcel b.) and the property is likely providing some level of flood control for those areas. The CLIP4 Surface Water Priorities map layer (Exhibit F) shows this area to be priority 4 out of 5, so statewide, the connection to Lake Trafford is not seen as a priority, but locally, this is an important waterway that feeds Lake Trafford.

**4. Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality?**

*Ord. 2002-63, Sec. 10 (1)(d)*                      **YES**

**Listed Plant Species:** The federal authority to protect land-based plant species is administered by the U.S. Fish and Wildlife Service (FWS) and published in 50 Code of Federal Regulations (CFR) 23. Lists of protected plants can be viewed on-line at <https://www.fws.gov/endangered/>. The Florida state lists of protected plants are administered and maintained by the Florida Department of Agriculture and Consumer Services (FDACS) via chapter 5B-40, Florida Administrative Code (F.A.C.) and can be found on their [website](#). This list of at



The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDACS	USFWS
Common wild pine	<i>Tillandsia fasciculata</i>	E	
Northern needleleaf	<i>Tillandsia balbisiana</i>	T	
Florida royal palm	<i>Roystonea regia</i>	E	
Satin Leaf	<i>Chrysophyllum oliviforme</i>	T	
Red stopper	<i>Eugenia rhombea</i>	E	

E=Endangered, T=Threatened

**Listed Wildlife Species:**

Federal wildlife species protection is administered by the FWS with specific authority published in 50 CFR 17. Lists of protected wildlife can be viewed on-line at: <https://www.fws.gov/endangered/>. FWC maintains the Florida state list of protected wildlife in accordance with Rules 68A-27.003, 68A-27.004, and 68A-27.005, respectively, of the Florida Administrative Code (F.A.C.). A list of protected Florida wildlife species can be viewed on the [Florida Fish and Wildlife Conservation Commission website](#).

**Listed species observed include:**

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FWC	USFWS
Osprey	<i>Pandion haliaetus</i>	SSC	

SSC=Species of Special Concern

**Bird Rookery observed?** No bird rookery was observed or is known.

**GIS mapped species and habitats:** Utilizing both FWC telemetry (1981-2016) maps for Florida panthers, the CLIP4 Biodiversity (Exhibit I), and Potential Habitat Richness (Exhibit J) GIS mapping layers, data shows that there are no panther telemetry points located on the property, and the two closest are from 2001 and 2012; however, it is likely that panthers do pass through the property. The CLIP4 biodiversity map has both properties categorized as Priority 1 (highest). The CLIP4 Potential Habitat Richness maps the bulk of the property as having potential for 5-6 vertebrate species, with the slough area having potential for 7 vertebrate species. The southern portions of both properties have areas with potential for 2-4 vertebrate species.

**Non-listed species observed:** A red-shouldered hawk (*Buteo lineatus*), 2 red-bellied woodpeckers (*Melanerpes carolinus*), a downy woodpecker (*Picoides pubescens*), 2 white ibis (*Eudocimus albus*), a snowy egret (*Egretta thula*), and a blue gray gnatcatcher (*Poliioptila caerulea*) were observed during the December 18, 2017 site visit.

**Some Potential State and Federal Listed Species:**

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FWC	USFWS
American alligator	<i>Alligator Mississippiensis</i>	FT (S/A)	T (S/A)
Everglades snail kite	<i>Rostrhamus sociabilis plumbeus</i>	FE	E
Little blue heron	<i>Egretta caerulea</i>	ST	
American kestrel	<i>Falco sparverius paulus</i>	ST	
Florida bonneted bat	<i>Eumops floridanus</i>	FE	E
Wood stork	<i>Mycteria Americana</i>	FT	T
Everglades mink	<i>Neovison vison evergladensis</i>	ST	
Florida panther	<i>Puma concolor coryi</i>	FE	E
Eastern indigo snake	<i>Drymarchoncorais couperi</i>	FT	T
Everglades snail kite	<i>Rostrhamus sociabilis plumbeus</i>	FE	E

**Statement for satisfaction of criteria 4:** This property offers biological value for both upland and wetland species. In slough areas, according to the CLIP4 Potential Habitat Richness layer (Exhibit J), the habitat would support 7 vertebrate species. In other areas, the habitats would support 2 to 6 vertebrate species. The CLIP4 Biodiversity layer (Exhibit I) shows the slough and its adjoining buffer lands to be the highest priority. While panthers have not been documented on the property, they likely use it to travel around the edges of Immokalee. Known wood stork colonies are close, and the wetlands likely provide foraging areas for them. The properties are within the consultation area for the Florida bonneted bat and could provide habitat. The properties are connected westward with Lake Trafford through the slough, which then connects to the 2,512-acre Pepper Ranch Preserve and 60,000 acres of CREW lands. South from Lake Trafford there is a landscape connection through the Camp Keais Strand and its SSAs with the 26,400 acre Florida Panther National Wildlife Refuge, the 85,000 acre Fakahatchee Strand State Preserve State Park and the 729,000-acre Big Cypress Preserve. Eastward, there is a connection through undeveloped lands to the 32,370 acre Okaloacoochee Slough State Forest, the 21,714-acre Dinner Island Wildlife Management Area (WMA) and additional privately protected lands. All in all, there is a connection with close to a million preserved acres. Restoration potential is high, but may be costly. Exotic removal is the primary means of restoration considered. The ecological quality is moderate at present, but with active habitat management could be much higher.

**5. Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor?  
Ord. 2002-63, Sec. 10 (1)(e) YES**

**Statement for satisfaction of criteria:** The property is directly adjacent to a 7.5-acre conservation property owned by Collier County, received in mitigation for an adjacent residential development. It is connected through the Immokalee slough to Lake Trafford and its surrounding wetlands, and through them to close to 1,000,000 conserved acres, including the following conservation lands north of I-75 (Figure 4):

- Pepper Ranch Preserve – 2,512 acres
- CREW and associated SFWMD lands – 60,000 acres
- SSA lands – approximately 30,000 acres
- Florida Panther National Wildlife Refuge – 26,240 acres
- Big Cypress National Park – 729,000 acres

**Is the property within the boundary of another agency's acquisition project? NO**

**If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel? NO**

### III. Potential for Appropriate Use and Recommended Site Improvements

#### Potential Uses as Defined in Ordinance No. 2002-67, as amended by Ordinance No. 2007-65, section 5.9:

**Hiking:** Hiking would be an appropriate use once trails were installed. There are currently no, or very faint, trails.

**Nature Photography:** This would be an appropriate use once trails were installed.

**Bird-watching:** This would be an appropriate use with trails and/or a boardwalk.

**Kayaking/Canoeing:** It is not realistic to consider kayaking or canoeing within the slough itself as a public use, as the cypress forest is thick, but it is likely that a small kayak could traverse it in wet season.

**Swimming:** There are likely alligators and venomous snakes present so this would not be an appropriate use.

**Hunting:** This property is too small and close to the urban area for hunting to be a reasonable use.

**Fishing:** This would not be an appropriate use as slough waters are not deep enough for sport fishing.

**Recommended Site Improvements:** Access improvements, parking area and trails on the southern portions of the properties are recommended. Trails should avoid the slough except potentially a spot to view the wetlands. In the future, with funding, a boardwalk could be placed through the slough.

**Access:** The parcel can be accessed from Bethune Road, 5<sup>th</sup> St. & 9<sup>th</sup> St. South, and 1<sup>st</sup> St. South. There is also access at Sanitation Road, however, there has been a security concern expressed by Immokalee Water and Sewer regarding public use of this lime rock road as it leads to sensitive areas. Additionally, the Immokalee Water and Sewer indicated they have an access easement over Sanitation Road and would need to continue to have this as it is their only access to section 8, where their spray fields are located.

#### IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and control, and provide an estimate for funding needs for construction of a boardwalk to allow the public to have access to selected portions of the property. The following assessment addresses both the initial and recurring costs of management. These are very preliminary estimates; Ordinance No. 2002-67, as amended by Ordinance No. 2007-65, requires a formal land management plan be developed for each property acquired by Conservation Collier.

##### **Exotic, Invasive Plants Present:**

Exotic, invasive species noted here are taken from the Florida Exotic Pest Plant Council's (FLEPPC) 2016 List of Invasive Plant Species (Category I and Category II). FLEPPC is an independent incorporated advisory council created to support the management of invasive exotic plants in Florida's natural areas by providing a forum for exchanging scientific, educational and technical information. Its members come primarily from public educational institutions and governmental agencies. Annual lists of invasive plant species published by this organization are used widely in the state of Florida for regulatory purposes.

The current FLEPPC list (2016) can be viewed on-line at <http://www.fleppc.org/list/list.htm>. Category I plants are those which are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused. **Category II** invasive exotics have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by **Category I** species. These species may become **Category I** if ecological damage is demonstrated.

##### **Category I and II plants found on this parcel in order of observed abundance:**

<b>Category I</b>	
<b>Common Name</b>	<b>Scientific Name</b>
Brazilian pepper	<i>Schinus terebinthifolius</i>
Bishopwood	<i>Bischofia javanica</i>
Climbing cassia	<i>Senna pendula</i>
Guava	<i>Psidium guajava</i>
Strawberry guava	<i>Psidium cattleianum</i>
Caesar's weed	<i>Urena lobata</i>
Melaleuca	<i>Melaleuca quinquinerva</i>
Mimosa	<i>Albizia sp. (julibrissin or lebbeck)</i>
Air potato	<i>Dioscorea bulbifera</i>
Shoebuttton ardesia	<i>Ardesia elliptica</i>
Napier grass	<i>Pennisetum purpureum</i>
Torpedo grass	<i>Panicum repens</i>
Java plum	<i>Syzygium cumini</i>
Arrowhead vine	<i>Syngonium podophyllum</i>
Australian pine	<i>Casuarina sp.</i>

Category II	
Common Name	Scientific Name
Bowstring hemp	<i>Sansevieria hyacinthoides</i>

Staff observations are that invasive exotic plants have a strong foothold in almost upland areas visited, but less so in wetland and slough areas. Property edges have significant Brazilian pepper, and there are some very large Brazilian pepper trees in internal areas as well. Adjacent to residential areas there is evidence of house and landscape plant escapes, as stands of bowstring hemp, bishop wood, banana (*Musa sp.*), and arrowhead vine were found.

### **Exotic Vegetation Removal and Control**

An estimate of the cost for initial exotic removal and follow-up maintenance was determined based on actual costs for similar work at the Pepper Ranch Preserve. Based on the actual cost for initial exotic removal at Pepper Ranch Preserve (\$820/ac), costs for the initial removal for 400 acres, killing exotics in place, would be **\$328,000**. These costs could be significantly less as slough areas may not have much infestation. This is a high estimate.

Estimated costs for follow-up maintenance, done anywhere from quarterly to annually are based on actual costs for follow-up exotic maintenance at Pepper Ranch Preserve (\$169/ac) and are estimated at a total of **\$67,700** annually for 400 acres. These costs could be less if slough areas remain clean and could decrease over time as the soil seed bank is depleted. Additionally, areas could be maintained on a rotating basis, reducing actual annual maintenance outlays, but reducing treatment for each section from annually to biennially.

**Public Parking Facility:** The cost of design and construction of a shell or gravel parking lot to accommodate approximately 5 cars would be approximately \$25,000. Additional costs would include Americans with Disabilities Act (ADA) requirements, permitting and any required land clearing.

**Public Access Trails:** There were no maintained access trails observed. An aerial photo from 1940 (Source: Property Appraiser website) (Exhibit E) shows Sanitation Road and one or two other trails existed, but today, no other trails are obvious. Public access trails would need to be designed with an access point in mind and traverse upland portions of the property, or be seasonal. Clearing for trails would cost approximately \$775/mile. A 1.6 mile trail as shown in Figure 2 would cost approximately \$1,240 to install and about half that to maintain, or \$390/mile at \$625 for each maintenance event.

**Security and General Maintenance:** A portion of the property is currently fenced, but the exact amount and areas of fencing are currently unknown. Fencing along residential areas might be advisable to prevent dumping, which was observed in these areas. Signs advising of a conservation area can be placed at intervals along boundaries (except within the slough) as necessary. Public use of Sanitation Road could become a security issue for Immokalee Water and Sewer as the road leads to sensitive areas. Currently, Immokalee Water and Sewer has an access easement over Sanitation Road, and maintains the road. It might be best not to bring the public



in that way, and allow the easement and maintenance to continue as it currently is, and use that road for land management purposes only.

**Table 2. Summary of Estimated Management Needs and Costs**

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$240,000	\$80,000	These are <b>high estimates</b> , initial treatment will be the most expensive then follow-up maintenance on an annual basis will be needed. Additionally, actual costs could be much lower depending on whether slough areas are impacted or not, and if maintenance rotation is planned. Use of prescribed fire could reduce costs.
Parking Facility	\$50,000	t.b.d	
Access Trails/Non ADA	\$5,000	\$625	Based on a 1.6 mile trail.
Fencing/gates	\$88,400	\$200	\$15/LF for field fencing – from estimate provided to Conservation Collier for field fencing at Nancy Payton Preserve in 2017. Gates are approx. \$800 each. This estimate anticipates fencing 1.12 miles with 4 gates, representing the portion along public roads.
Boardwalk	t.b.d	t.b.d	\$800/LF
Trash Removal	t.b.d.	t.b.d	Request owner to remove trash before conveyance. Pack-in, Pack-out afterward.
Signs	\$4,000	t.b.d.	No trespassing signs must be no farther than 500 feet apart. Placing signs 500 feet apart along boundaries would take 53 signs, or \$2,000. An entry sign costs approx. \$2,000.
<b>Total</b>	<b>\$387,400</b>	<b>\$68,525</b>	

**t.b.d. To be determined; cost estimates have not been finalized.**

## V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the ordinance are the Florida Communities Trust (FCT), and The Florida Forever Program. The following highlights potential for partnering funds, as communicated by agency staff:

### **Florida Communities Trust (FCT) - Parks and Open Space Florida Forever grant program:**

The FCT Parks and Open Space Florida Forever grant program provides grant funds to local governments and nonprofit organizations to acquire conservation lands, urban open spaces, parks and greenways. Application for this program is typically made for pre-acquired sites up to two years from the time of acquisition. The Parks and Open Space Florida Forever grant program assists the Department of Environmental Protection in helping communities meet the challenges of growth, supporting viable community development and protecting natural resources and open space. The program receives 21 percent Florida Forever appropriation.

### **Florida Forever Program:**

Staff has been previously advised that the Florida Forever Program is concentrating on parcels already included on its ranked priority list. This parcel is not inside a Florida Forever priority project boundary. Additionally, the Conservation Collier Program has not been successful in partnering with the Florida Forever Program due to conflicting acquisition policies and issues regarding joint title between the programs.

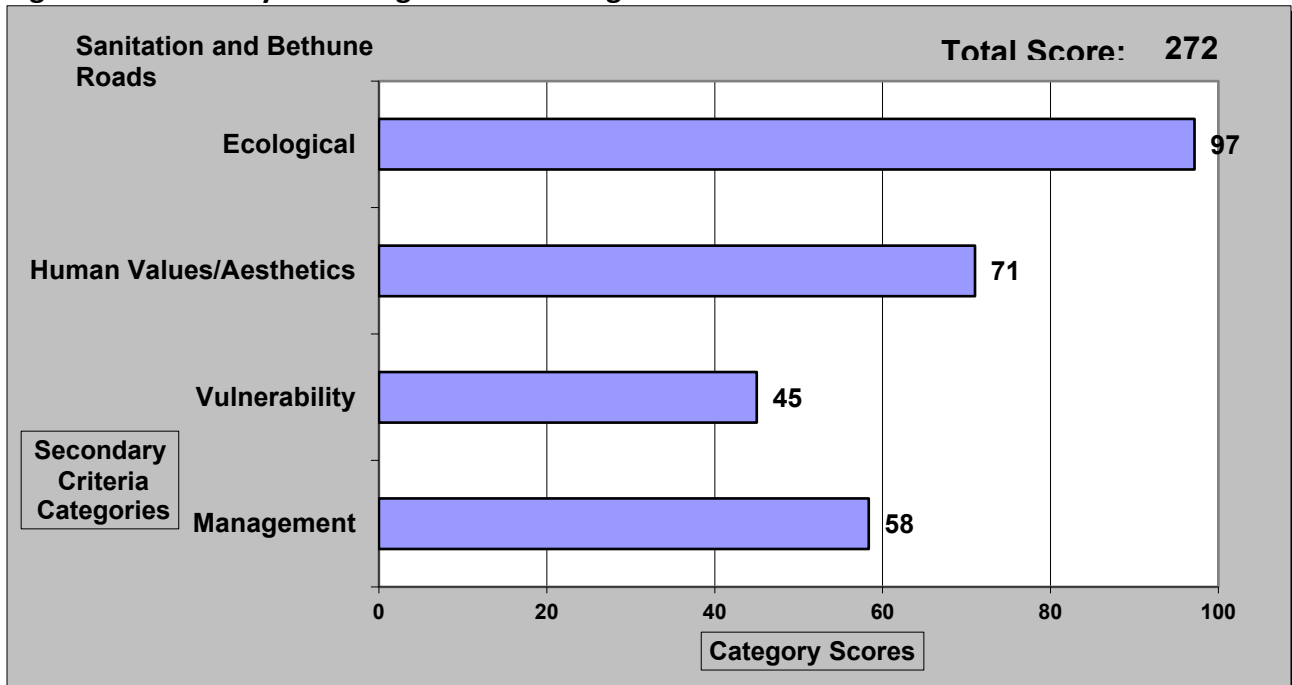
### VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit H. A total score of 272 out of a possible 400 was achieved. The chart and graph below show a breakdown of the specific components of the score.

**Table 3. Tabulation of Secondary Screening Criteria**

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	97	97%
Human Values/Aesthetics	100	71	71%
Vulnerability	100	45	45%
Management	100	58	58%
<b>Total Score:</b>	<b>400</b>	<b>272</b>	<b>68%</b>
<b>Percent of Maximum Score:</b>			<b>68%</b>

**Figure 6. Secondary Screening Criteria Scoring**



## Summary of factors contributing to score

### **Total Score: 272 out of 400 possible points**

#### **Ecological: 97 out of 100 possible points**

This high score was achieved because there are at least six reasonably intact native vegetation communities on the parcels, including a slough with mature cypress in it and an area of tropical hardwood hammock, a priority habitat. Both parcels are within the wellfield protection zones for the Immokalee Water and Sewer wells and contribute to surficial aquifer recharge. The parcels contain and provide buffering for an identified flow way, the Immokalee slough, which connects with Lake Trafford. Wetlands exist onsite, including wet forested areas and freshwater marshes. Listed plant species were found onsite and the habitat would support listed, non-listed and wetland dependent species. Finally, the parcel appears to be able to be restored to high ecological function with minimal alteration beyond removal of invasive exotic plant species.

#### **Human Values/Aesthetics: 71 out of 100 possible points**

The parcel received a moderately high score as in has at least 3 access points from paved public roads and one access by a private lime rock road. Public uses of the parcel could include all land-based natural resource-based recreational and educational opportunities. Approximately one quarter of the parcel can be seen directly from a public road. Additional points were achieved because the site contains outstanding aesthetic characteristics (the mature cypress in the slough).

#### **Vulnerability: 45 out of 100 possible points**

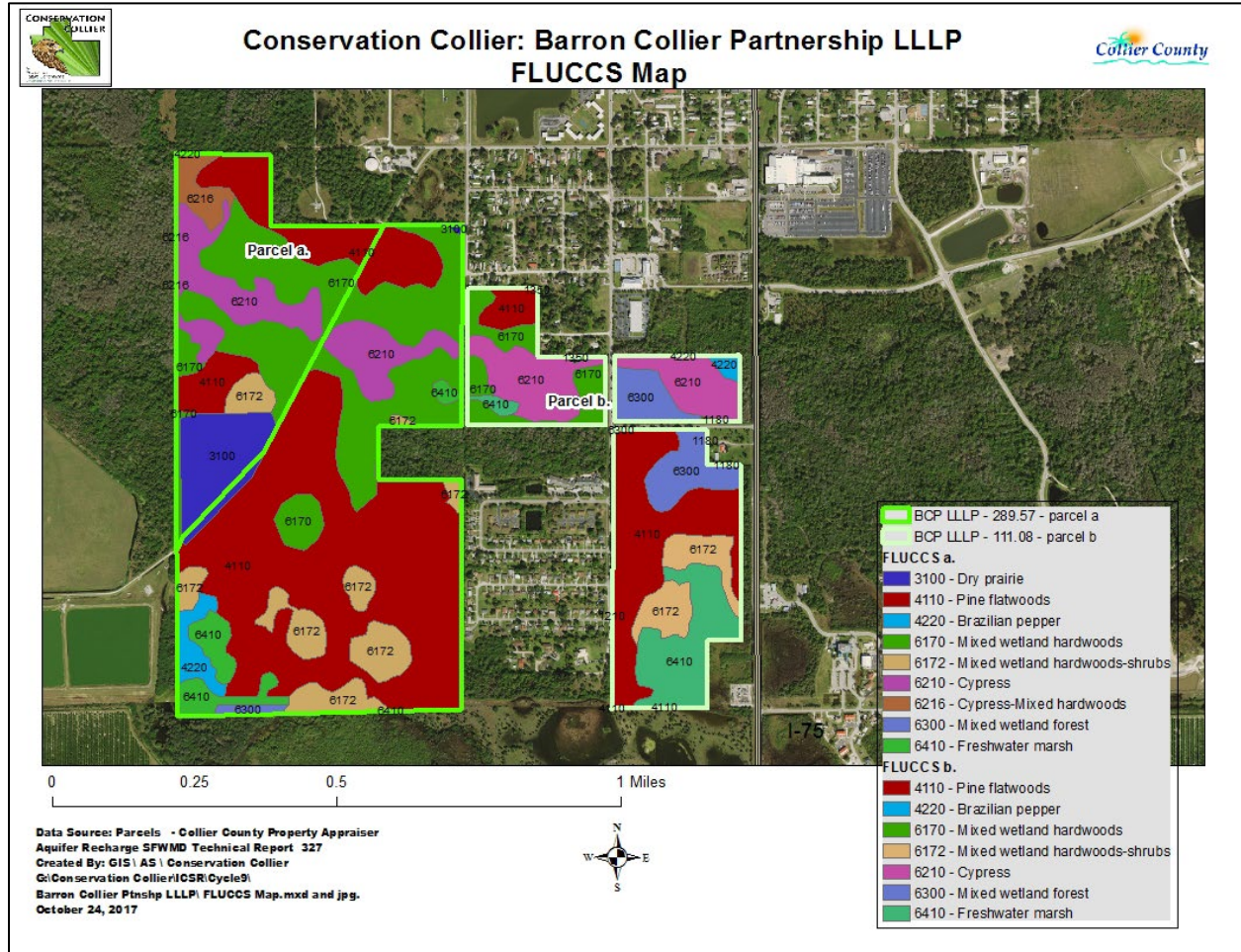
The upland portions of the parcels are vulnerable to development. Parcel a. is currently zoned Agricultural, with 1 unit per 5 acres, but parcel b. is currently zoned Estates, and could be developed at 1 unit per 2.25 acres. There is a ST Overlay for well field protection, but that is not a negative for residential development. Additionally, on the Immokalee Future Land Use Map (Exhibit D), parcel a. is shown as "Low Residential Subdistrict," and parcel b. is shown as "Neighborhood Center Subdistrict," indicating that uses could intensify in the future.

#### **Management: 58 out of 100 possible points**

A moderate score was achieved for management needs. According to Collier County Stormwater Management Planning, the Immokalee Slough vegetation needs to be thinned and culverts replaced as the flow in the slough needs to be improved. Staff did observe the culverts under the road are rusted. Stormwater Management staff advised that the culverts are on a list for replacement and has requested to be done in March 2022 during typical low water season. . Removal of exotic plant species is a significant need, and could be costly to achieve. For the most part, the properties are surrounded by managed and semi-managed urban and agricultural landscapes. This limits some exotics influence and elevates potential for invasion by others. There are some seed sources remaining in adjacent lands to the NW, where there is no removal requirement.

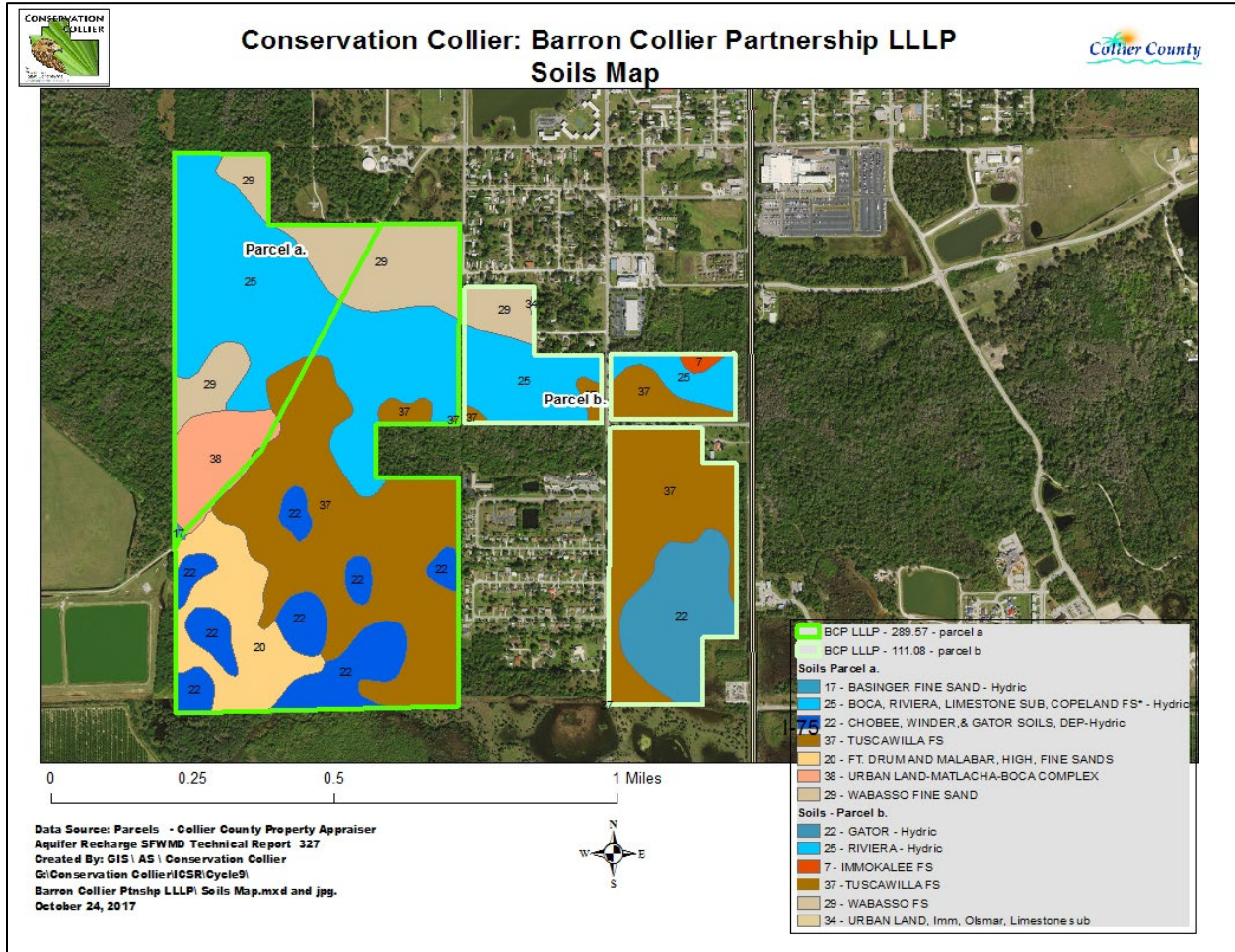
**Parcel Size:** While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred. This parcel is similar to the SD Corp of Naples (115 acres) and Half Circle L Ranch (3,370 acres).

**Exhibit A. FLUCCS Map**

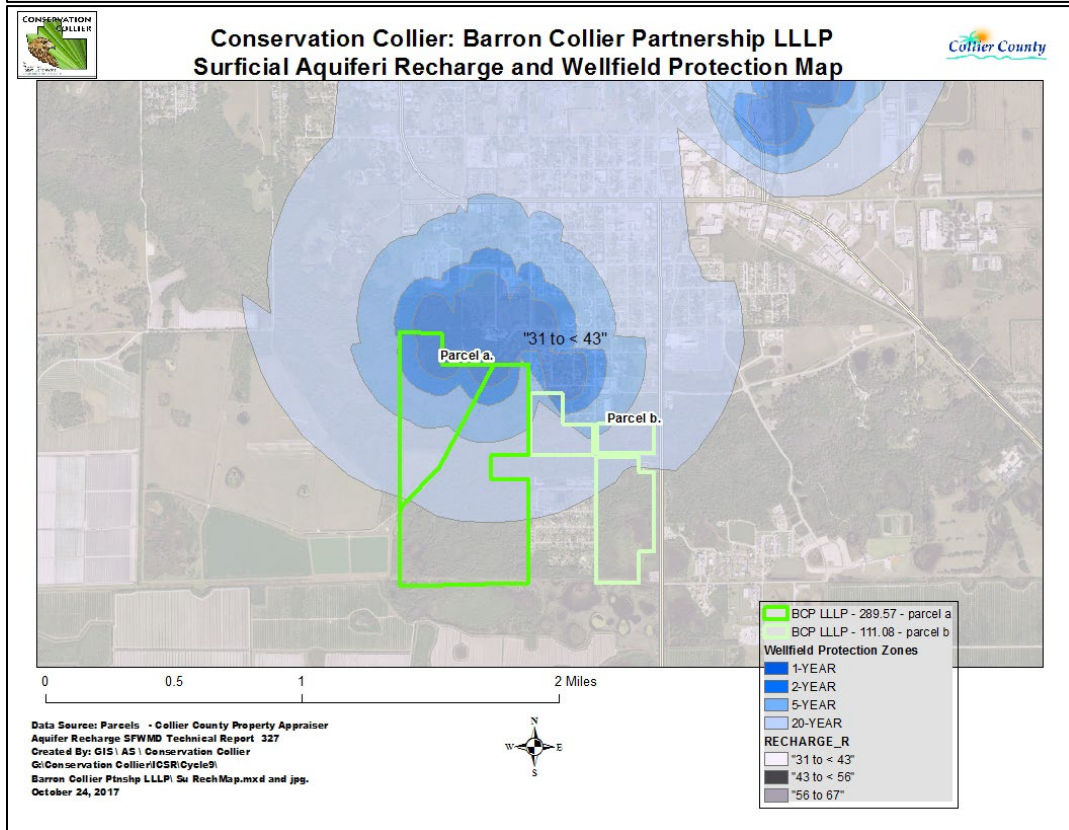
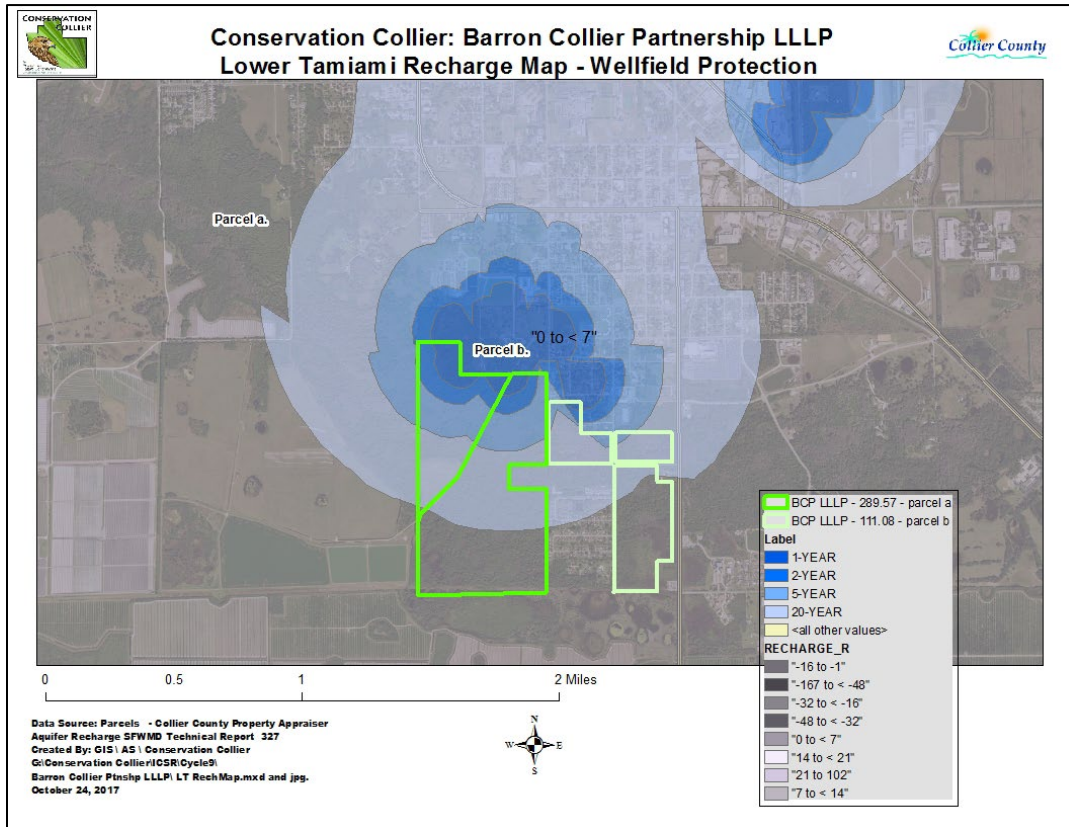




**Exhibit B. Soils Map**

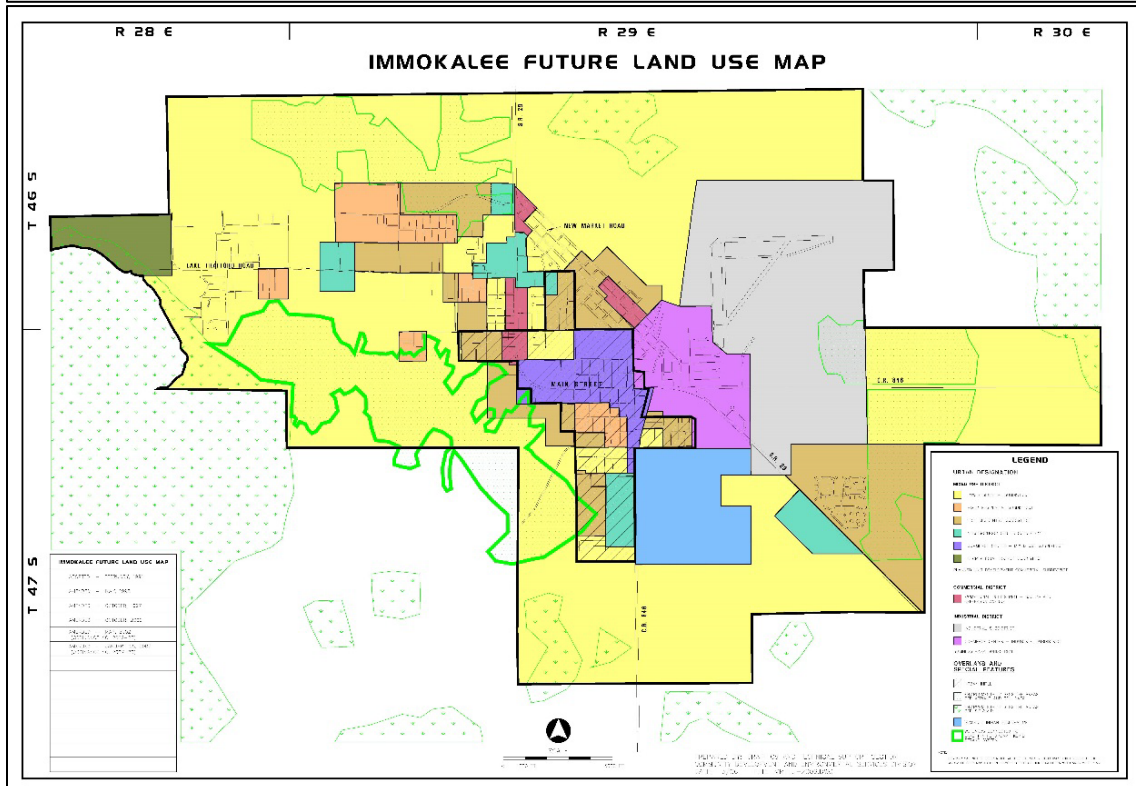
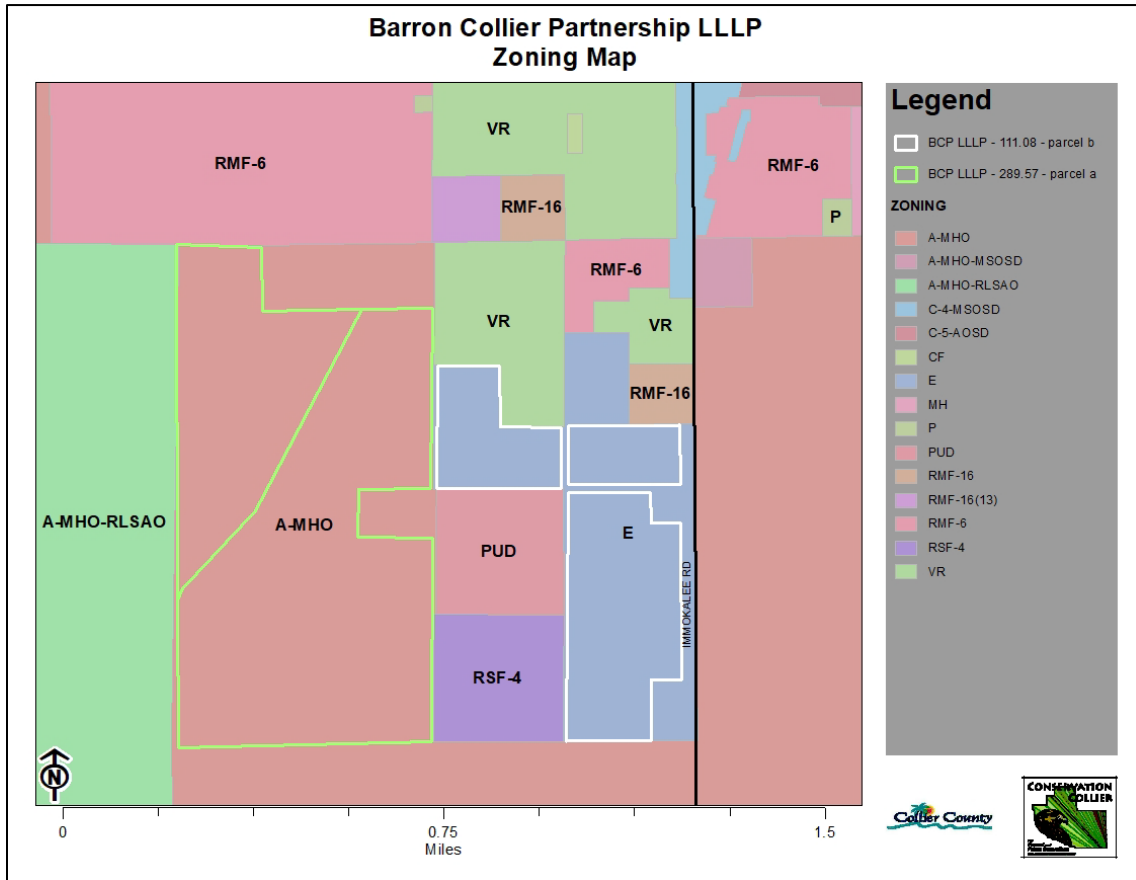


**Exhibit C. Wellfield Protection and Aquifer Recharge Maps**





**Exhibit D. Zoning Map**





**Exhibit E. Historical Aerial - 1940**

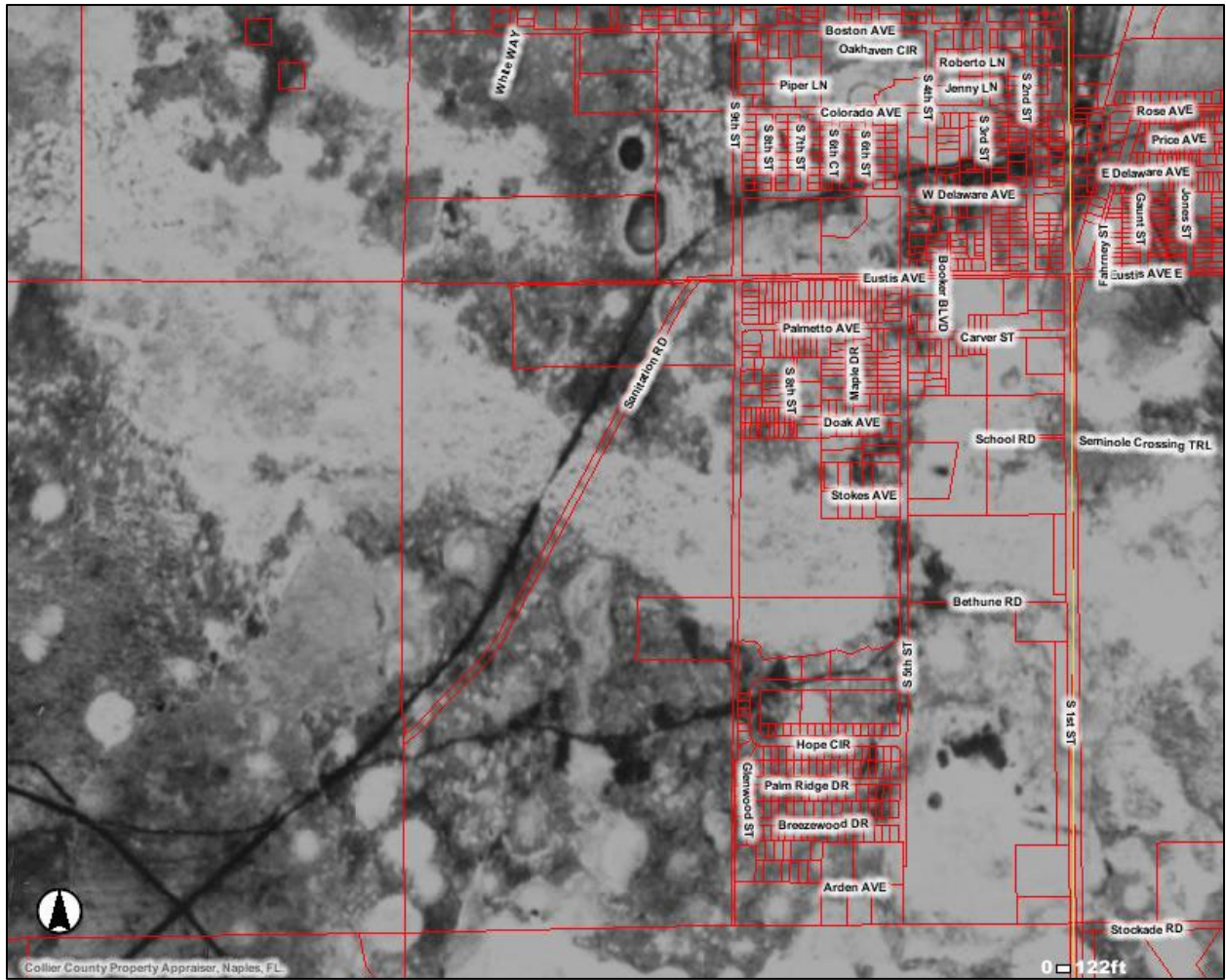
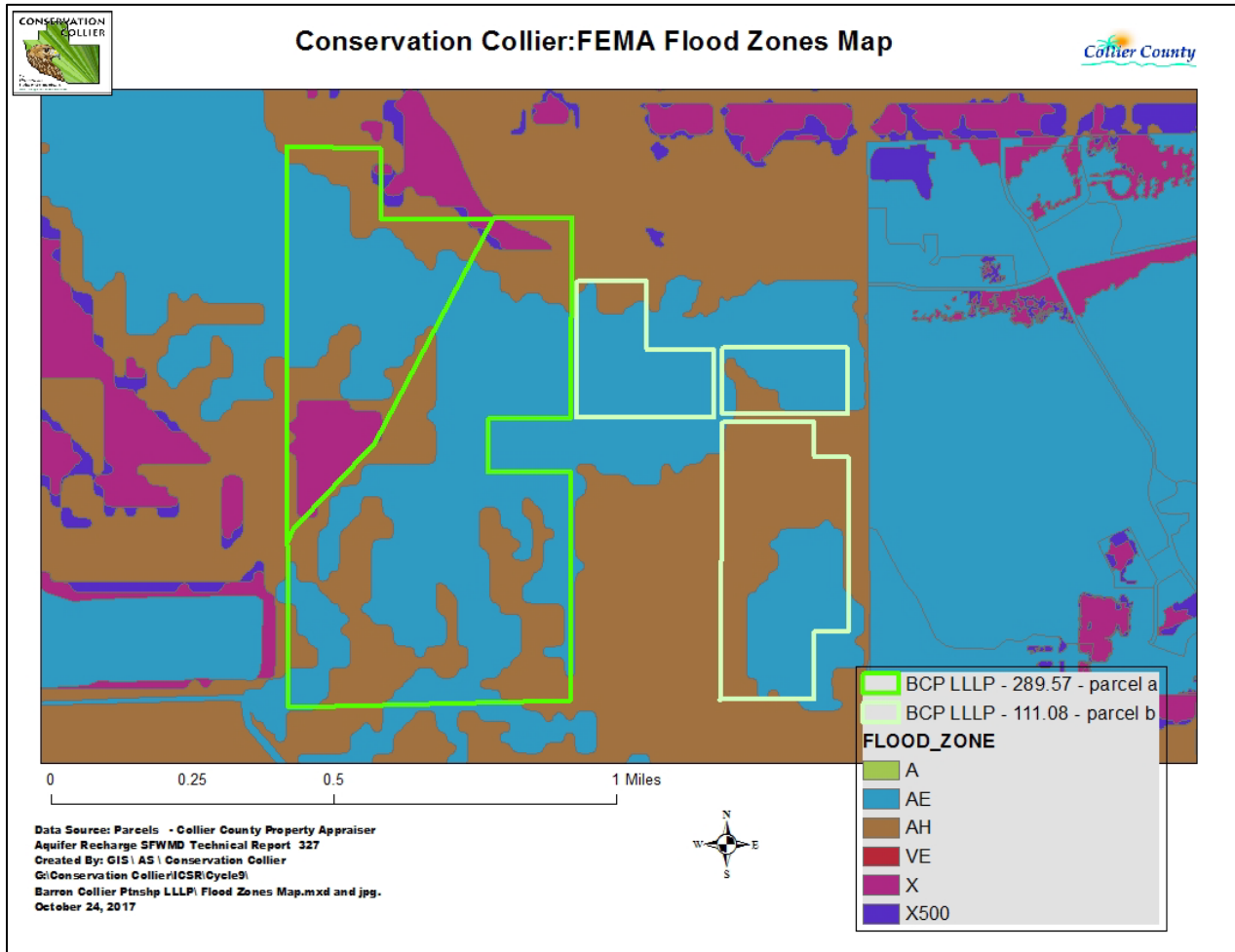
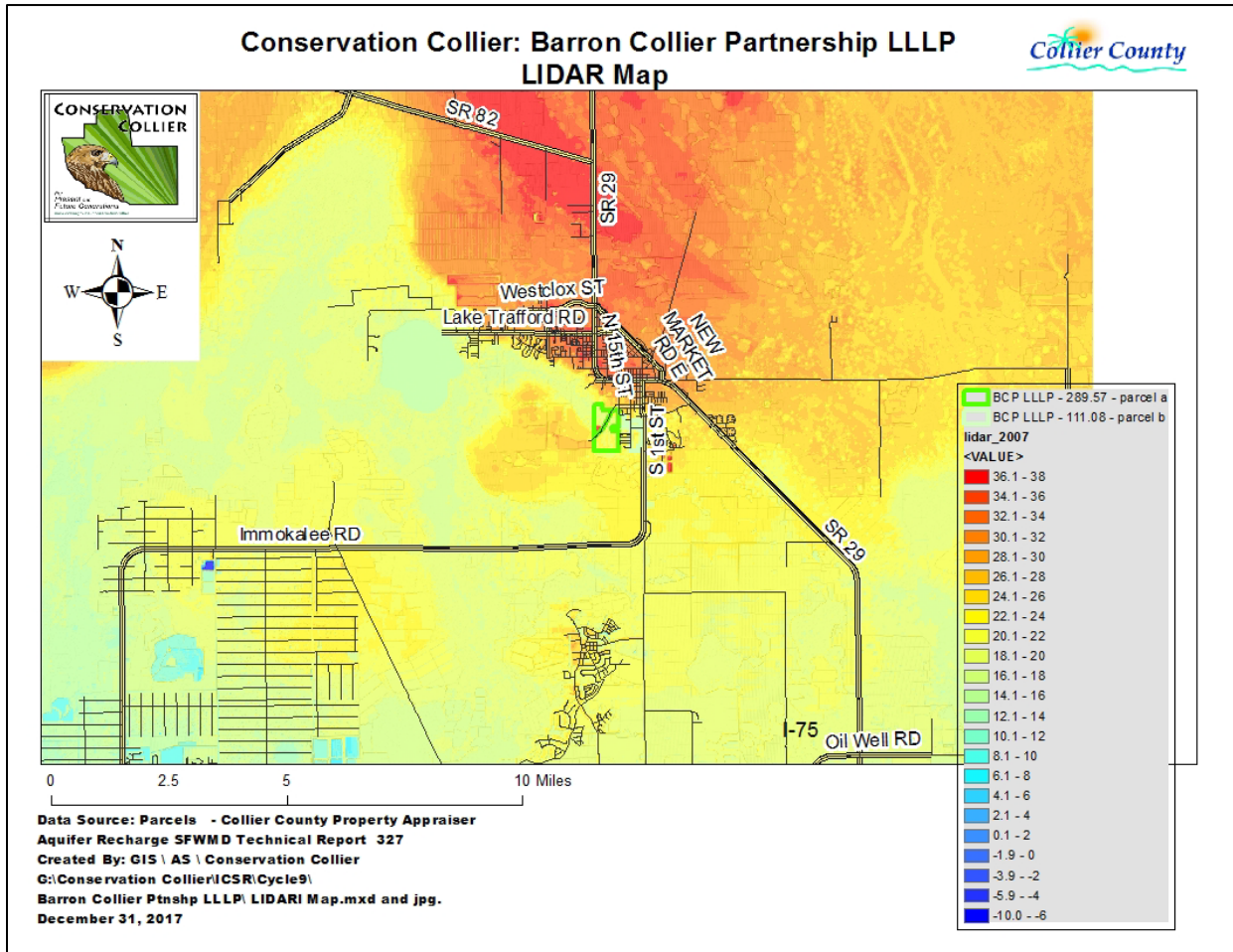


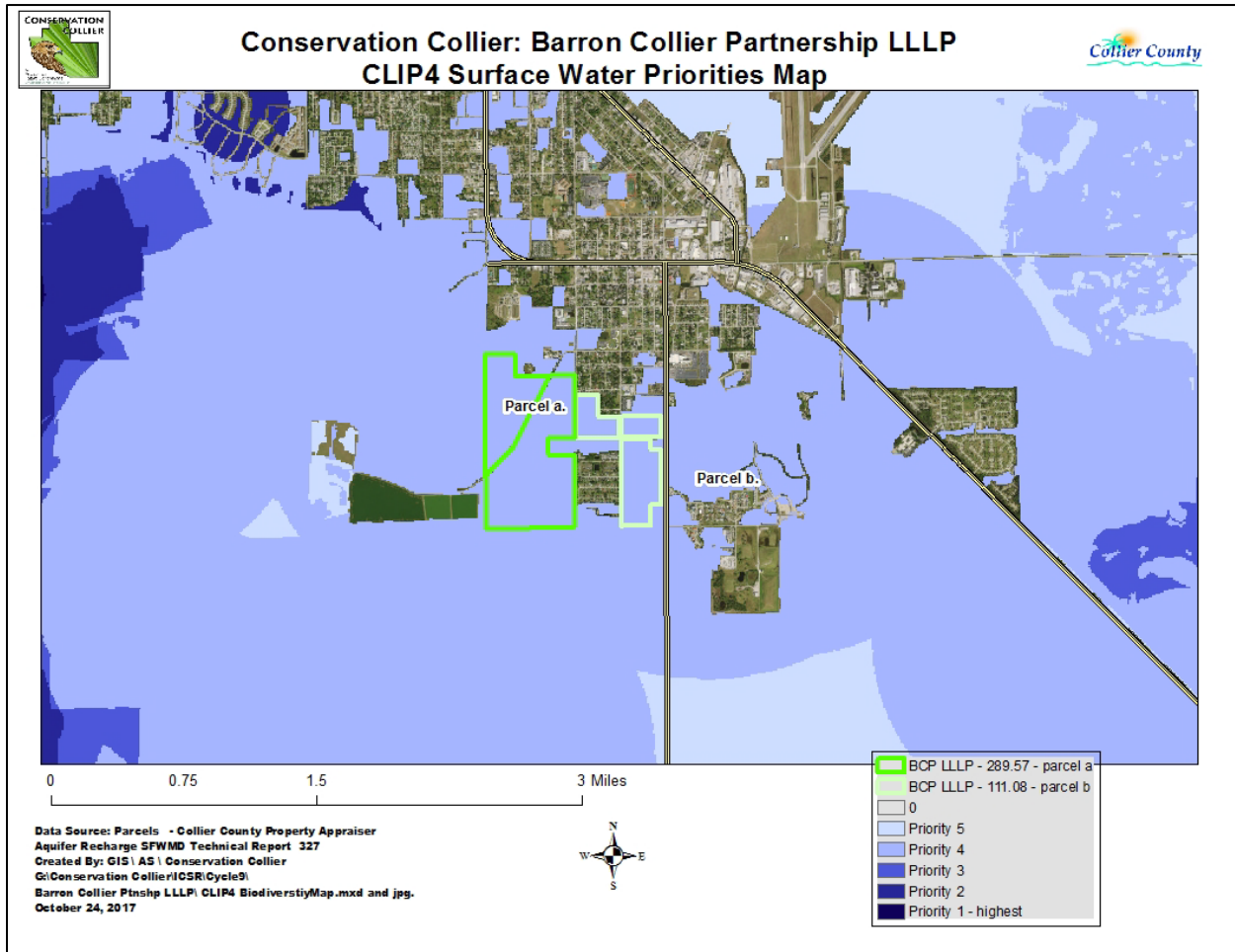
Exhibit F. FEMA map



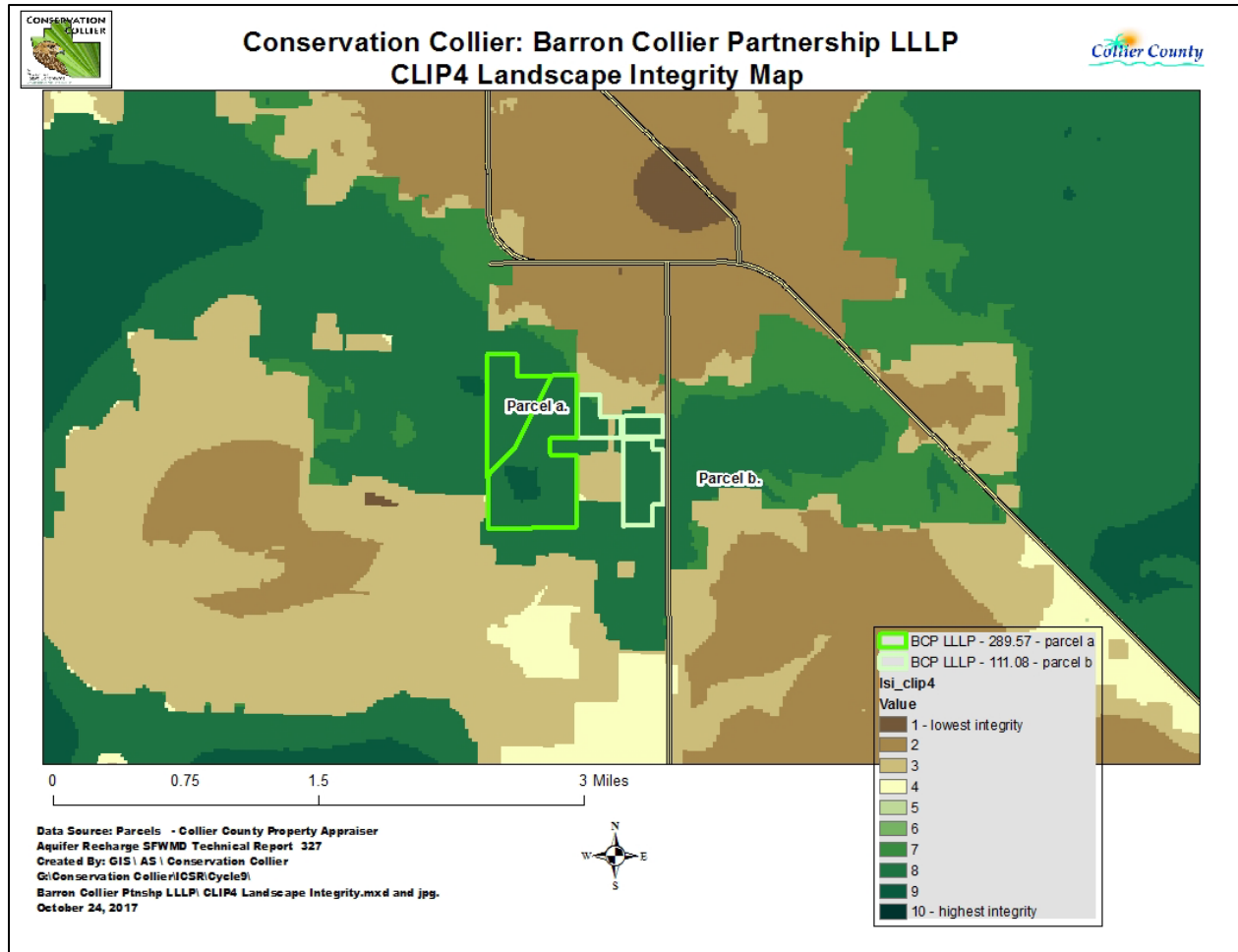
### Exhibit G. LIDAR Map



### Exhibit H. Surface Water Priorities CLIP4 Map

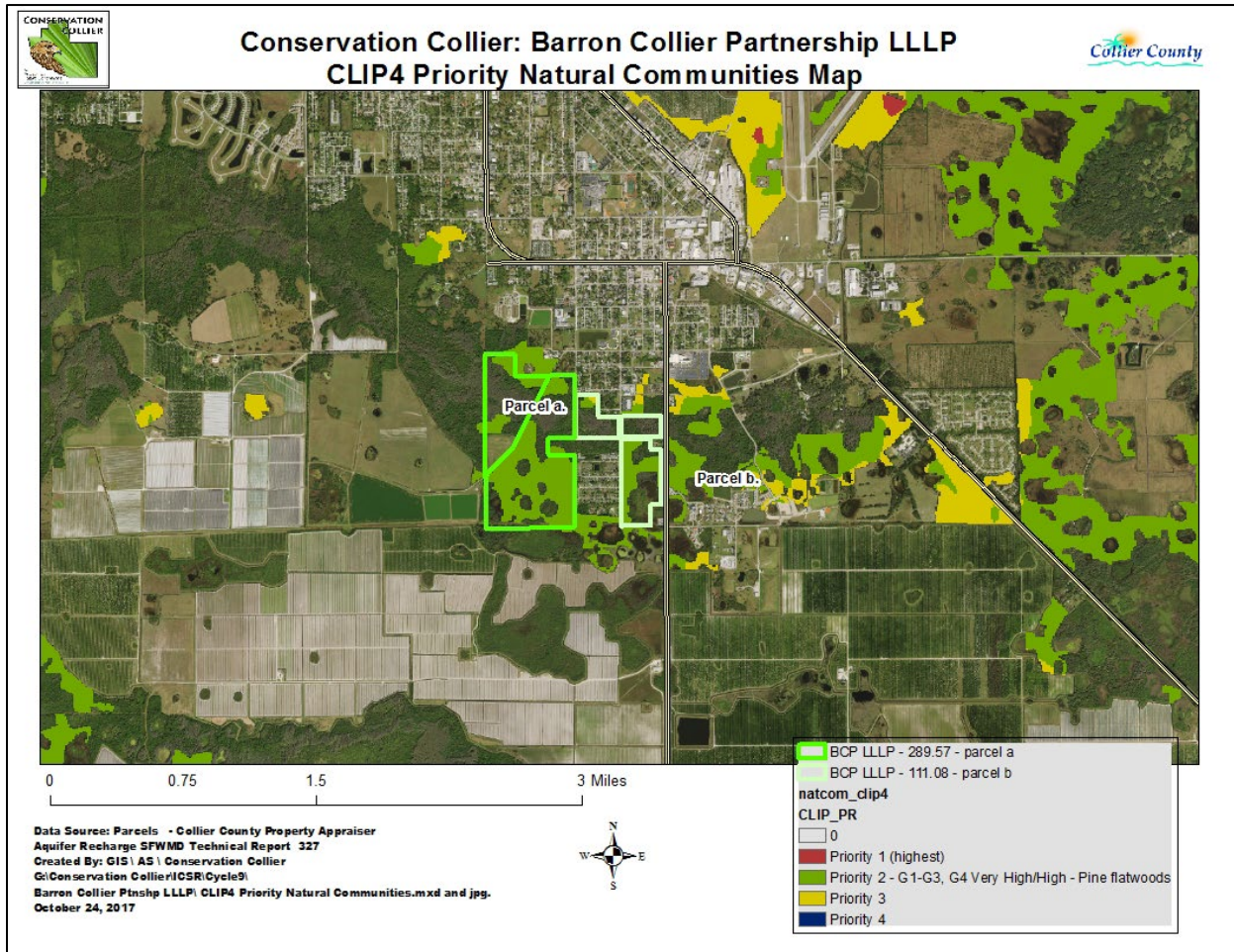


### Exhibit I. Landscape Integrity CLIP4 Map

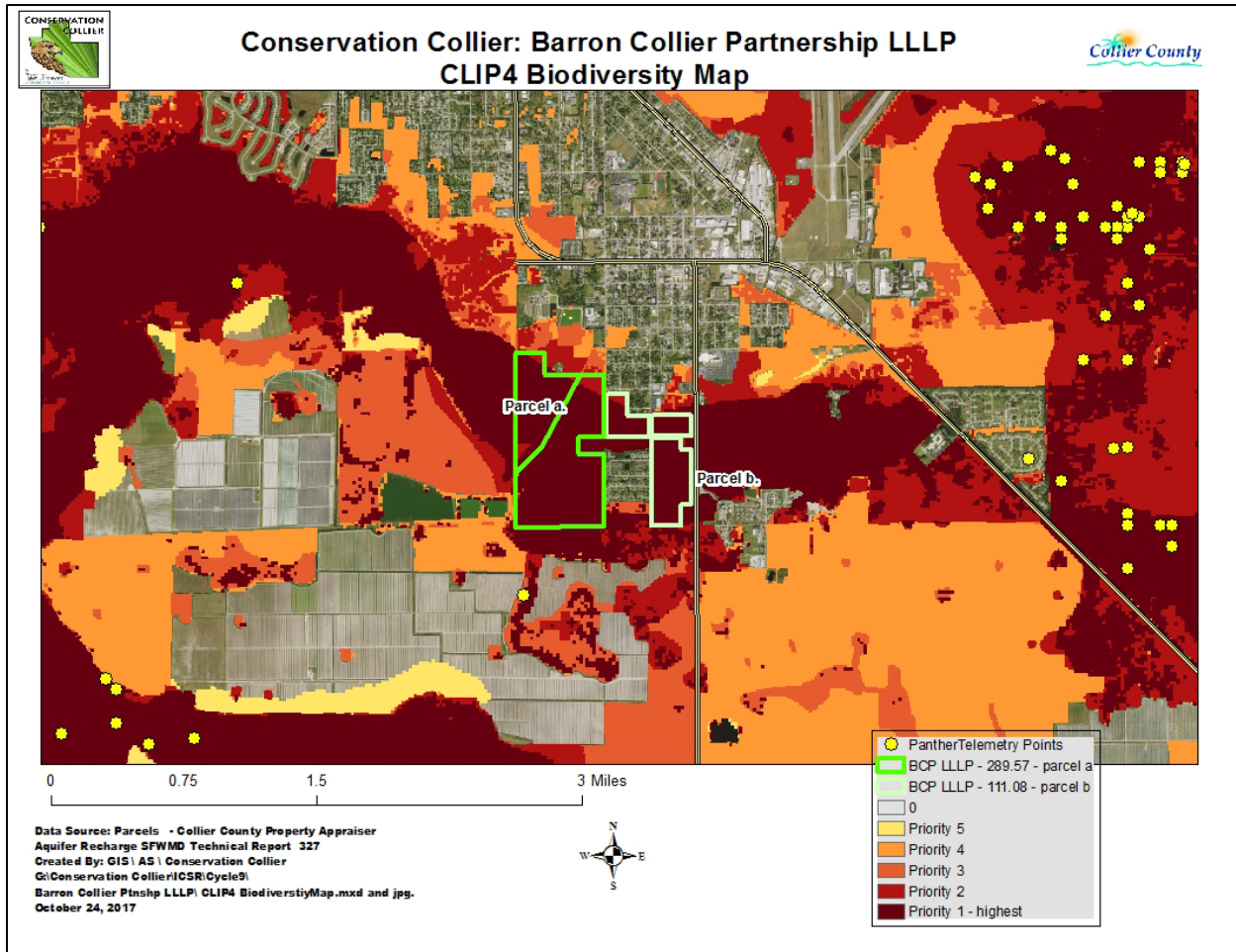




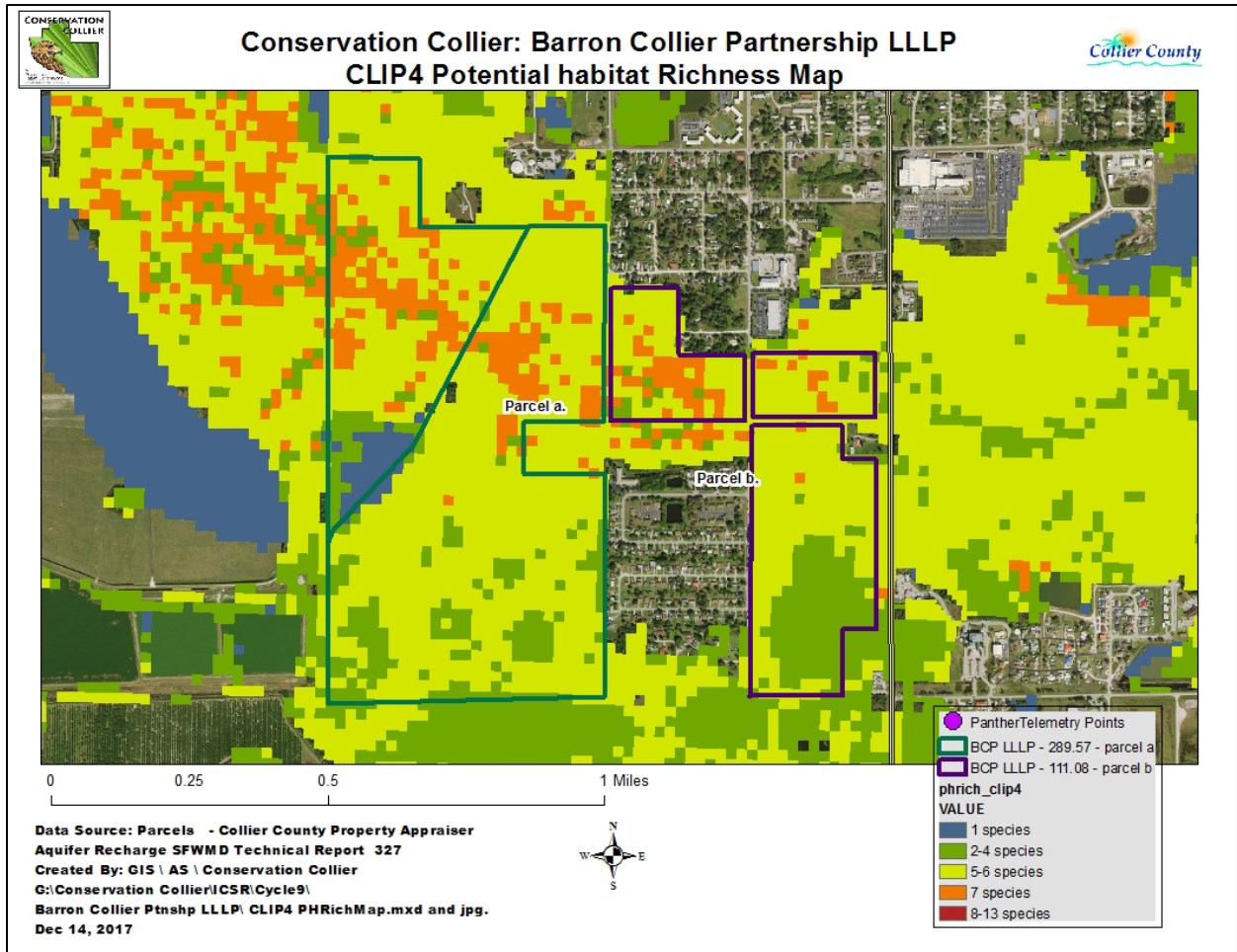
### Exhibit J. Priority Natural Communities CLIP4 Map



### Exhibit K. Biodiversity CLIP4 Map

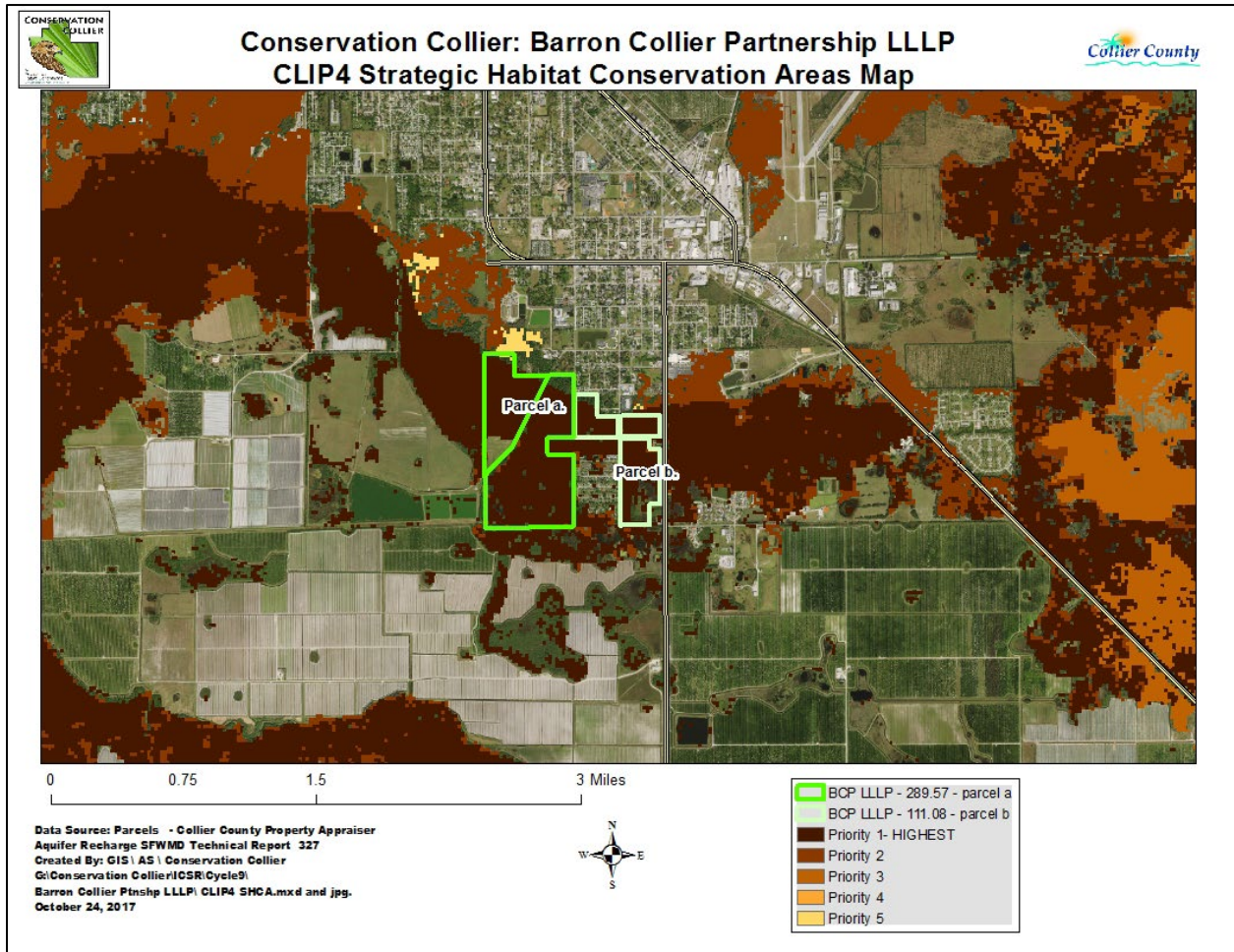


### Exhibit L. Potential Habitat Richness CLIP4 Map

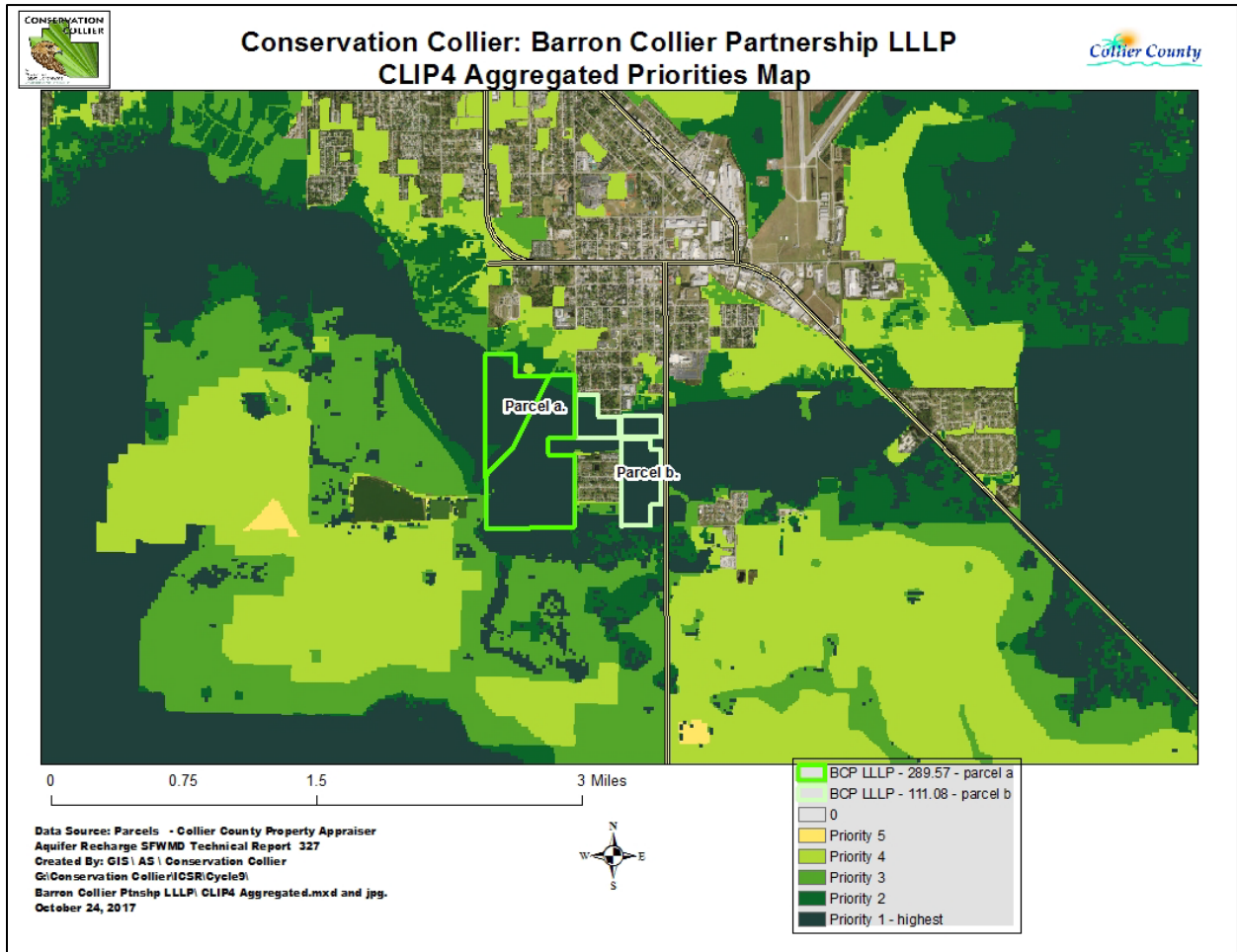




### Exhibit M: Strategic Habitat Conservation Areas CLIP4 Map



### Exhibit N. Aggregated Conservation Priorities CLIP4 Map





**Exhibit O. USFWS Wood Stork Foraging Area, Florida bonneted bat consultation and focal areas and snail kite consultation area**

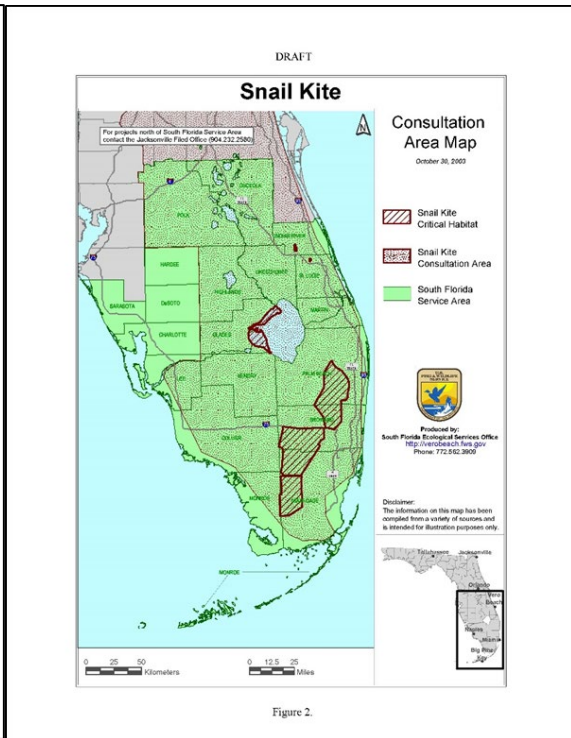
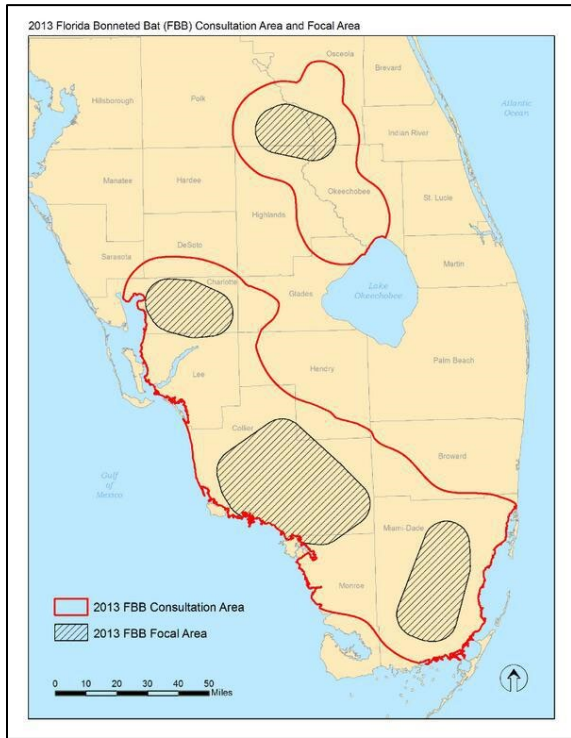
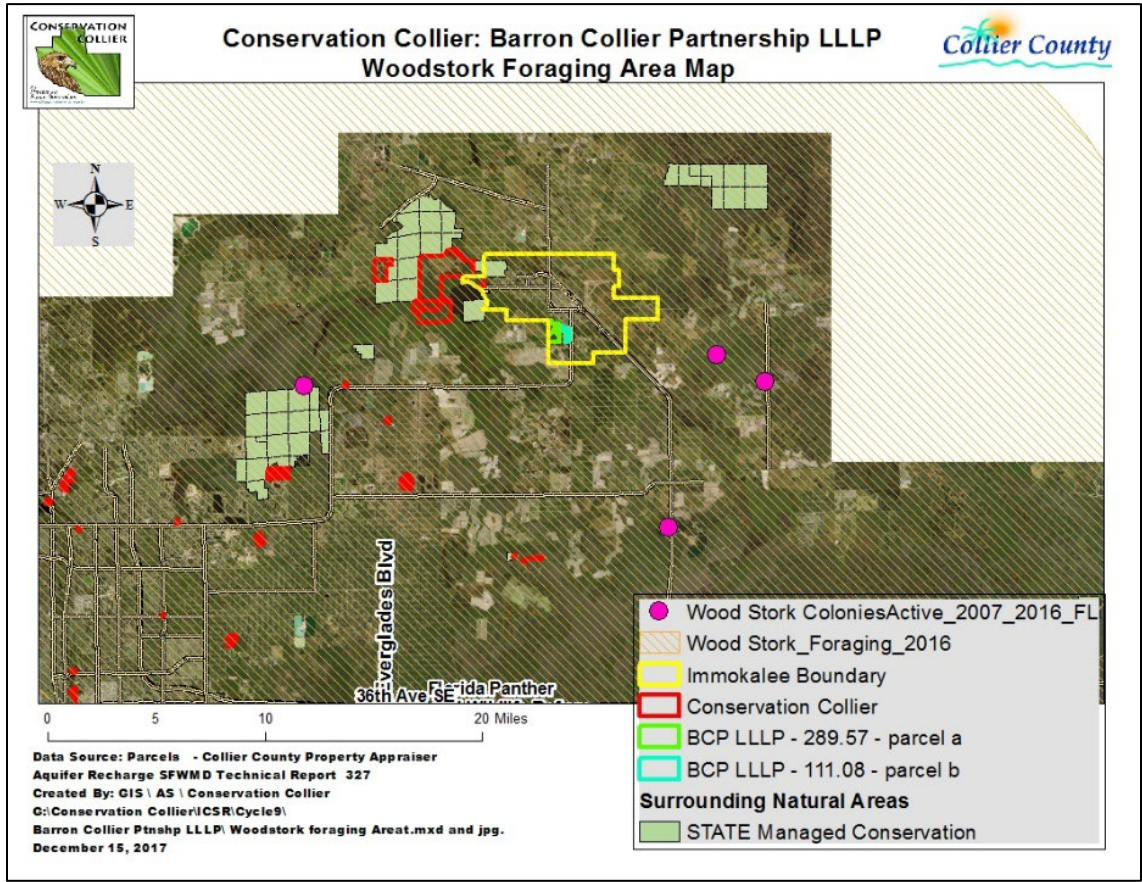


Figure 2.

**Exhibit P. Completed and Scored Secondary Criteria Screening Form**

<b>1. Confirmation of Initial Screening Criteria (Ecological)</b>			
<b>1.A Unique and Endangered Plant Communities</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
Select the highest Score:			
1. Tropical Hardwood Hammock	90	90	Owner believes there is Tropical Hardwood Hammock on the property. <b>Site visit done 2/5/18 confirmed presence of tropical hardwood plants</b>
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	4110 - pine flatwoods; 6170 - Mixed wetland hardwoods; 6210 - Cypress; 6410 -Freshwater marsh; 6300 - Mixed wetland forest; 6172 - Mixed wetland hardwood-shrubs.
10. Add additional 5 points for each additional Florida Natural Areas Inventory (FNAI) listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5	5	The cypress slough has mature cypress trees in it.
<b>1.A. Total</b>	<b>100</b>	<b>105</b>	
<b>1.B Significance for Water Resources</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Aquifer Recharge (Select the Highest Score)			
a. Parcel is within a wellfield protection zone	100	100	both parcels are within the wellfield protection zone.
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		
c. Parcel would contribute minimally to aquifer recharge	25		
d. Parcel will not contribute to aquifer recharge, eg., coastal loca	0		
2. Surface Water Quality (Select the Highest Score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75		
c. Parcel is contiguous with and provides buffering for an identified flowway	50	50	Immokalee Slough runs through both parcels.
d. Wetlands exist on site	25	25	freshwater marshes exist onsite
e. Acquisition of parcel will not provide opportunities for surface water quality enhancement	0		
3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)			
a. Depressional soils	80	80	44% of soils on both parcels are depressional less than 1 acre
b. Slough Soils	40		
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	slough area floods - evidence of high water seen on tree trunks.
Subtotal	300	275	
<b>1.B Total</b>	<b>100</b>	<b>92</b>	Obtained by dividing the subtotal by 3.
<b>1.C Resource Ecological/Biological Value</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Biodiversity (Select the Highest Score for a, b and c)			
a. The parcel has 5 or more FLUCCS native plant communities	100	100	Staff observed 5 FLUCCS: 4110-Pine flatwoods. 6170-Mixed wetland hardwoods, 6172-Mixed wetland hardwoods-shrubs, 6410-Freshwater marsh, 6210-Cypress
b. The parcel has 3 or 4 FLUCCS native plant communities	75		
c. The parcel has 2 or less FLUCCS native plant communities	50		
d. The parcel has 1 FLUCCS code native plant communities	25		
2. Listed species			
a. Listed wildlife species are observed on the parcel	80		If a. or b. are scored, then c. Species Richness is not scored. Provide documentation source -
b. Listed wildlife species have been documented on the parcel by	70		
c. Habitat Richness score 5 categories	70	56	Score is prorated from 14 to 70 based on the highest of the 5 CLIP4 Potential Habitat Richness categories, each category provides 14 points- This parcel scored 4 out of 5. 4X14=56
d. Rookery found on the parcel	10		
e. Listed plant species observed on parcel - add additional 20 po	20	20	Tillandsia fasciculata and T. balbisiana
3. Restoration Potential			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	Removal of exotics would be primary restorative work
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50		
c. Parcel will require major alterations to be restored to high ecological function.	15		
d. Conditions are such that parcel cannot be restored to high ecological function	0		explain limiting conditions
Subtotal	300	276	
<b>1.C Total</b>	<b>100</b>	<b>92</b>	Divide the subtotal by 3

1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	7.5 acre County mitigation parcel
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0		
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20		
<b>1.D Total</b>	<b>100</b>	<b>100</b>	
<b>1. Ecological Total Score</b>	<b>100</b>	<b>97</b>	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
<b>2. Human Values/Aesthetics</b>			
2.A Human Social Values/Aesthetics	Possible points	Scored points	Comments
1. Access ( <i>Select the Highest Score</i> )			
a. Parcel has access from a paved road	100	100	Bethune Rd., South 5th St., South 1st St.
b. Parcel has access from an unpaved road	75		Sanitation Road
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or known legal access	0		
2. Recreational Potential ( <i>Select the Highest Score</i> )			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75	75	All land based natural resource-based recreational and educational opportunities exist.
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0		
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	18	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. The entire perimeter is 5 miles. The portion along roads is 1.12 miles =22%</i>
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	20	<i>Provide a description and photo documentation of the outstanding characteristic - the view at the slough is of mature cypress in water.</i>
Subtotal	300	213	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>71</b>	<i>Obtained by dividing the subtotal by 3.</i>
<b>3. Vulnerability to Development/Degradation</b>			
3.A Zoning/Land Use Designation	Possible points	Scored points	Comments
1. Zoning allows for Single Family, Multifamily, industrial or commercial	50		
2. Zoning allows for density of no greater than 1 unit per 5 acres	45	45	Parcel a. is Agriculturally zoned - 1 unit per 5 acres. On the Immokalee Future Land Use Map (FLUM), it is shown as Low residential subdistrict, with an Environmentally Sensitive Areas overlay with wetlands connected to Lake Trafford. Parcel b. is Estates zoned - 1 unit per 2.25 acres (from Golden Gate Area Master Plan, 2. Estates Designation). On the Immokalee FLUM, it is shown as Neighborhood Center Subdistrict and urban infill. Future plans show uses to potentially intensify.
3. Zoning allows for agricultural use /density of no greater than 1 unit per 5 acres	40		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		There is a ST for wellfield protection, but this is not the ST this question asks about.
6. Property has been rezoned and/or there is SDP approval	25		No
7. SFWMD and/or USACOE permit has been issued	25		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
<b>3. Vulnerability Total Score</b>	<b>100</b>	<b>45</b>	



<b>4. Feasibility and Costs of Management</b>			
<b>4.A Hydrologic Management Needs</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100		The water flow through the slough needs to be restored. Culverts need to be replaced. Growth Management Stormwater Management has also advised that there needs to be a Management Plan for the slough to include practices such as vegetation thinning.
2. Minimal hydrologic changes are required to restore function, such a cut in an existing berm	75	75	
3. Moderate hydrologic changes are required to restore function, such as removal of existing berms or minor re-grading that require use of machinery	50		
4. Significant hydrologic changes are required to restore function, such as re-grading of substantial portions of the site, placement of a berm, removal of a road bed, culvert or the elevation of the water table by installing a physical structure and/or changes unlikely	0	0	
<b>5.A Total</b>	<b>100</b>	<b>75</b>	Replace existing culverts under Sanitation Road?
<b>4.B Exotics Management Needs</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Exotic Plant Coverage			On most aras of the property, exotics are between 25% and 50% of plant cover, some areas more, some areas less.
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80		
c. Exotic plants constitute between 25% and 50% of plant cover	60	60	
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemytle)	-20		some seed source exists to the NW along the slough, but mostly, the site is surrounded by managed urban and agricultural landscapes.
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20	-10	
<b>5.B Total</b>	<b>100</b>	<b>50</b>	
<b>4.C Land Manageability</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80		Portions of both parcels (Pine flatwoods) would benefit from prescribed fire but surrounding residential areas will make this difficult to accomplish
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60	60	
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the mainenance by another entity is likely	20	0	
5. Subtract 10 points if chronic dumping or trespass issues exist	-10	-10	
<b>5.C Total</b>	<b>100</b>	<b>50</b>	Dumping was observed
<b>4. Feasibility and Management Total Score</b>	<b>100</b>	<b>58</b>	Sum of 5A, 5B, 5C, then divided by 3
<b>Total Score</b>	<b>400</b>	<b>272</b>	

**Exhibit Q. Photographs**

**Photo 1. Parcel a. north side at Sanitation Road gate**



**Photo 2. Parcel a. Center of slough - crossing along Sanitation Road**





**Photo 3. Parcel a. Old Eustis Ave. landfill – south side of Sanitation Road**



**Photo 4. Parcel a. Napier grass along Sanitation Road- Mixed wetland hardwood community**





**Photo 5. Parcel a. - Mixed wetland hardwood community north of the slough**



**Photo 6. Parcel a. – Mature Brazilian pepper**







**Photo 7. Parcel a. Mixed wetland hardwood with air potato**



**Photo 8. Parcel a. Toothpetal orchid (*Habernaria odontopetala*)**





**Photo 9. Parcel a. slough with cypress knees**



**Photo 10. Parcel a. – Royal palm**





**Photo 11. Parcel a. - freshwater marsh – southwest side, with Melalueca**



**Photo 12. Parce a. - same freshwater marsh, another view**





**Photo 13. Parcel a. Pine flatwood - southwest side**



**Photo 14. Parcel b. Along Bethune Road – Mixed wetland forest**





**Photo 15. Parcel b. Mixed wetland hardwoods at slough edge – north side of parcel b. Note water marks on cypress**



**Photo 16. Pine flatwood – south side parcel b.**





**Photo 17. Property edge along southwest side of parcel b. – South 5<sup>th</sup> St. adjacent to Collier Village PUD**



**Photo 18. Debris in pine flatwoods along South 5<sup>th</sup> St.**





**Photo 19. Parcel b. - Pine flatwood on southwest side next to Collier Village**



**Photo 20. Pine flatwood farther north next to Collier Village – some areas better than others**





**Photo 21. A few of the tropical hardwood hammock plants observed on 2/5/18:  
L to R starting from the top: *Encyclia tampensis*, *Eugenia rhombea*, *Zanthoxylum fagara*, *Myrcianthes fragrans*, *Eugenia axillaris*, and *Quercus virginiana***





**The remainder of photos were taken during the April 2021 site visit.  
Photo 22 - 23 Rusted culverts need replacement**





**Photo 24-25. Logged areas**





**Photo 26 -27. Cypress slough**



**Exhibit R. Cycle 9 Acquisition List**

BCC Approved July 10, 2018  
 Conservation Collier Cycle 9 Active Acquisition List  
 Updated 8-11-2020 with Current Status

PROPERTY NAME	SIZE (AC)	ESTIMATED VALUE	APPRAISED VALUE	CATEGORY	PRIORITY DESIGNATION FOR "A" CATEGORY PROPERTIES	Status
Hack Living Trust	28.46	\$108,000	\$270,000	A	1	BCC authorized offer on 1-22-2019; offer rejected by property owner
Robert H. Gore Estate	168.87	\$811,170	\$720,000	A	2	Purchased November 2018
Green & Green Investments Inc.	28.70	\$631,400	\$860,000	A	3	BCC authorized offer on 1-22-2019; offer accepted; closed September 2019
I-75 Berman Trust	2.34	\$16,146	\$18,500	A	5	BCC authorized offer on 1-22-2019; offer accepted; is now part of Gore preserve; purchased June 2019
SD Corp/Cypress Landings II - Parcels 2 & 3	37.16	\$2,266,760	\$1,580,000	A	6	BCC authorized offer on 11-12-2019; approved contract 5-12-2020. Purchases August 2020. <b>Note: appraised value \$1,580,000; purchase price \$1,480,000</b>
<b>APPROVED FOR ACQUISITION TOTAL</b>	<b>237.07</b>	<b>\$3,725,476</b>	<b>\$3,178,500</b>			<b>Total spent on Cycle 9 = \$3,078,500</b>
Barron Collier Partnership LLLC	400.65	\$1,117,100	\$4,800,000	A	4	BCC did not authorize offer during 1-22-2019 BCC meeting
Half Circle L Ranch - 1,920 Acres	1,920.00	\$5,760,000	\$5,857,000	A	7	
Barron Collier Partnership LLLC - Area I	235.00	\$545,200	\$1,975,000	A	8	
Barron Collier Partnership LLLC - Area II	799.40	\$1,199,000	\$2,025,000	A	9	
<b>NOT APPROVED FOR ACQUISITION</b>	<b>3,857.65</b>	<b>\$8,621,300</b>	<b>\$14,657,000</b>			
Half Circle L Ranch - 3,370 Acres	1,450.00	\$4,350,000		B		Not recommended for acquisition.
SD Corp/Cypress Landings II - Parcel 1	77.99	\$4,212,000		B		
<b>B-LIST SUBTOTAL</b>	<b>1,527.99</b>	<b>\$8,562,000</b>				
I-75 - Mayr	6.70	\$52,930		C		Not recommended for acquisition.
<b>C-LIST SUBTOTAL</b>	<b>6.70</b>	<b>\$52,930</b>				
NGGE Unit 53 Multi-parcel Project (remaining)	98.00	\$813,670		A	n/a - financed by donations*	
Winchester Head Multi-parcel Project (remaining)	77.40	\$967,500		A	n/a - financed by donations*	
<b>MULTI-PARCEL PROJECTS TOTAL:</b>	<b>175.40</b>	<b>\$1,781,170</b>				